

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



City of Schenectady

- 21.4%

Change in
New Listings

- 20.3%

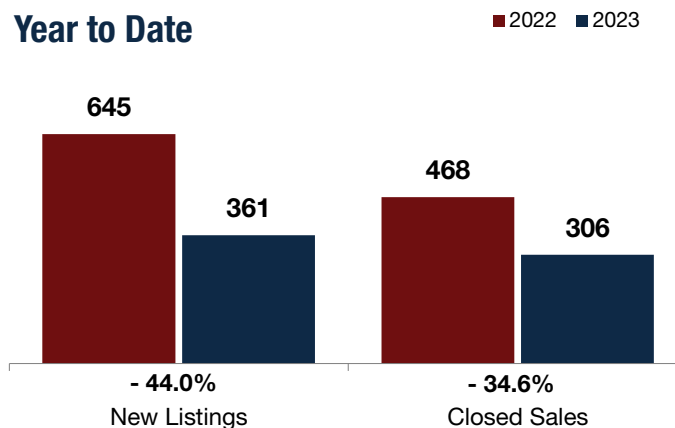
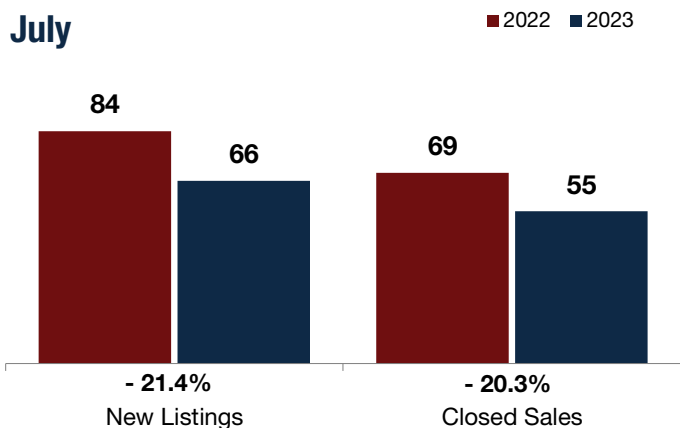
Change in
Closed Sales

+ 1.6%

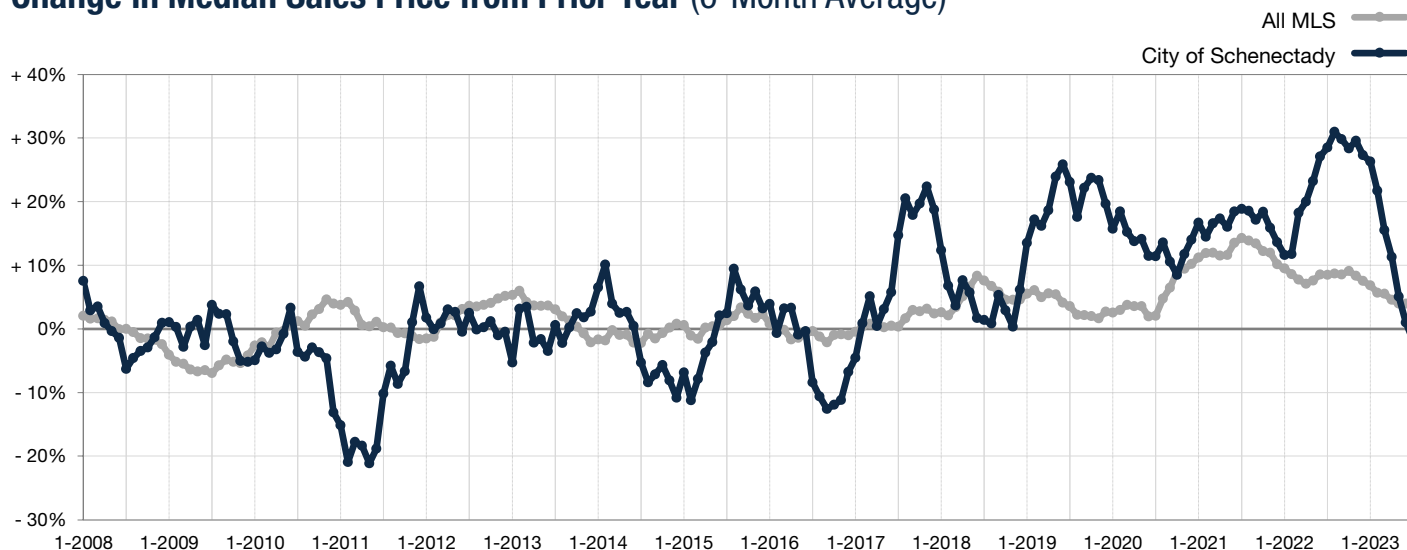
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	84	66	- 21.4%	645	361	- 44.0%
Closed Sales	69	55	- 20.3%	468	306	- 34.6%
Median Sales Price*	\$221,400	\$225,000	+ 1.6%	\$200,000	\$195,000	- 2.5%
Percent of Original List Price Received*	100.8%	102.8%	+ 2.0%	101.4%	99.3%	- 2.1%
Days on Market Until Sale	18	12	- 32.0%	24	32	+ 32.4%
Inventory of Homes for Sale	117	69	- 41.0%	--	--	--
Months Supply of Inventory	1.7	1.3	- 22.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.