

# Local Market Update – August 2023

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



## City of Schenectady

**- 28.6%**

Change in  
New Listings

**- 39.6%**

Change in  
Closed Sales

**- 9.3%**

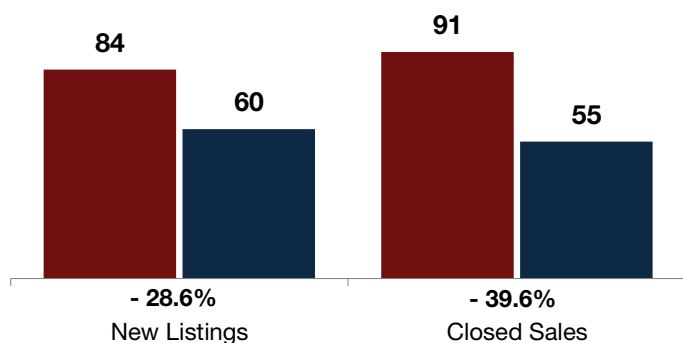
Change in  
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	84	60	- 28.6%	729	422	- 42.1%
Closed Sales	91	55	- 39.6%	559	363	- 35.1%
Median Sales Price*	\$237,000	\$215,000	- 9.3%	\$205,000	\$199,250	- 2.8%
Percent of Original List Price Received*	102.4%	101.4%	- 0.9%	101.6%	99.7%	- 1.9%
Days on Market Until Sale	14	24	+ 73.9%	22	31	+ 36.3%
Inventory of Homes for Sale	112	75	- 33.0%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.0%	--	--	--

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

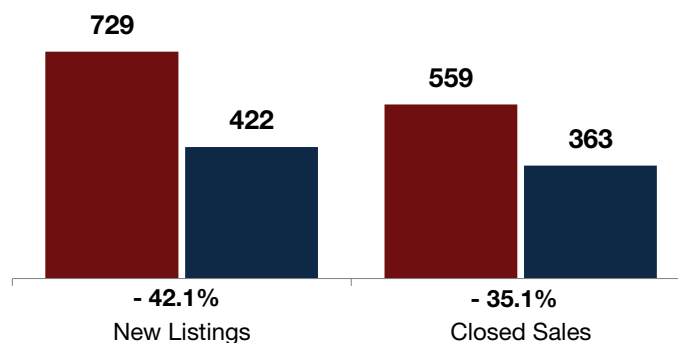
### August

■ 2022 ■ 2023

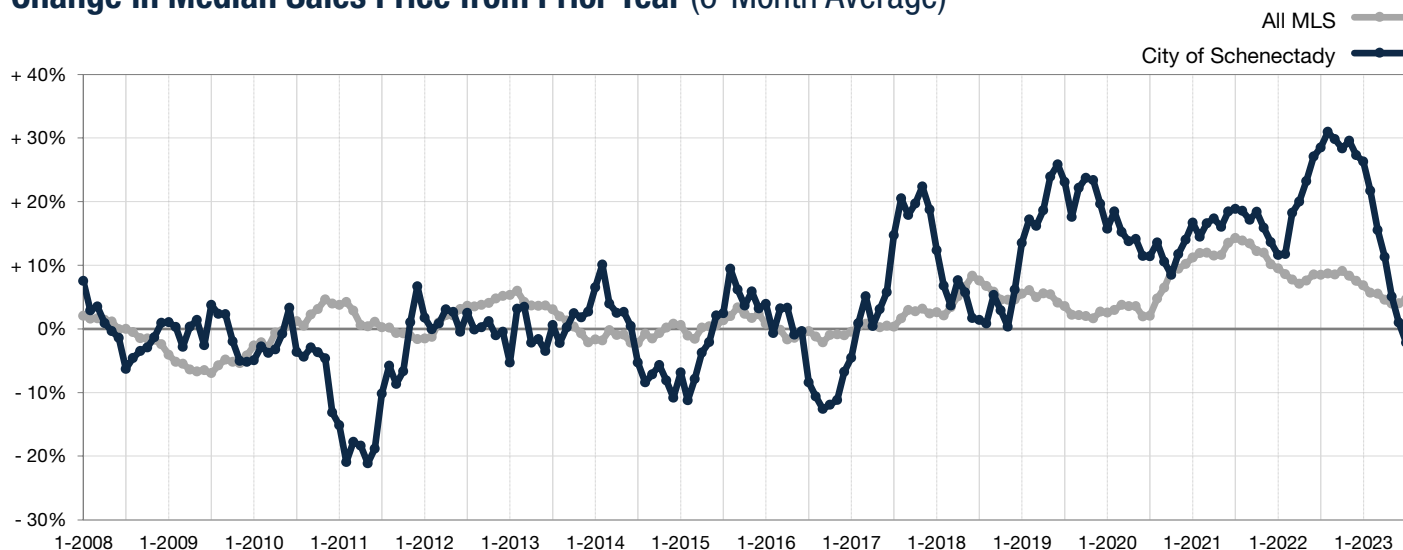


### Year to Date

■ 2022 ■ 2023



### 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.