

# Local Market Update – September 2023

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



## City of Schenectady

**- 41.0%**

Change in  
New Listings

**- 40.7%**

Change in  
Closed Sales

**+ 14.2%**

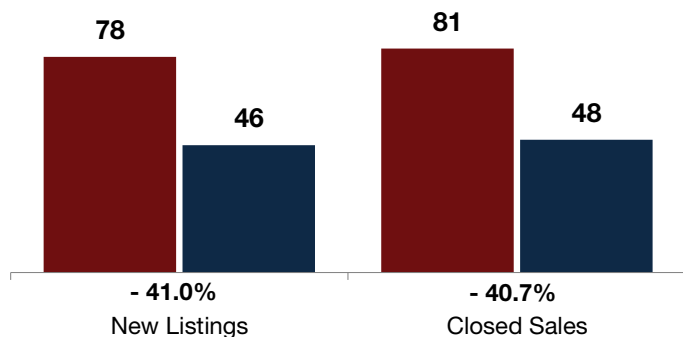
Change in  
Median Sales Price

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	78	46	- 41.0%	807	468	- 42.0%
Closed Sales	81	48	- 40.7%	640	413	- 35.5%
Median Sales Price*	\$217,500	<b>\$248,300</b>	+ 14.2%	\$205,950	<b>\$200,000</b>	- 2.9%
Percent of Original List Price Received*	103.4%	<b>106.3%</b>	+ 2.9%	101.8%	<b>100.5%</b>	- 1.3%
Days on Market Until Sale	21	<b>13</b>	- 35.2%	22	<b>29</b>	+ 28.6%
Inventory of Homes for Sale	103	<b>73</b>	- 29.1%	--	--	--
Months Supply of Inventory	1.4	<b>1.6</b>	+ 8.5%	--	--	--

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

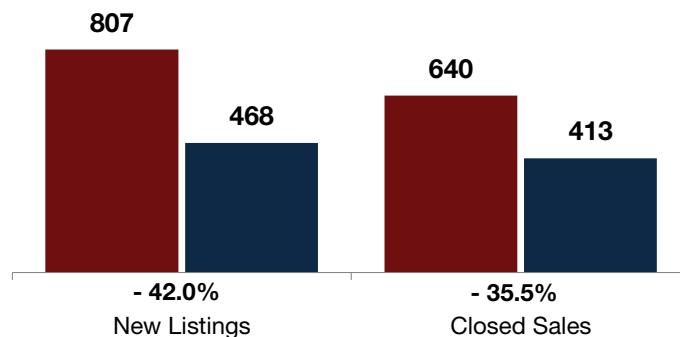
### September

■ 2022 ■ 2023

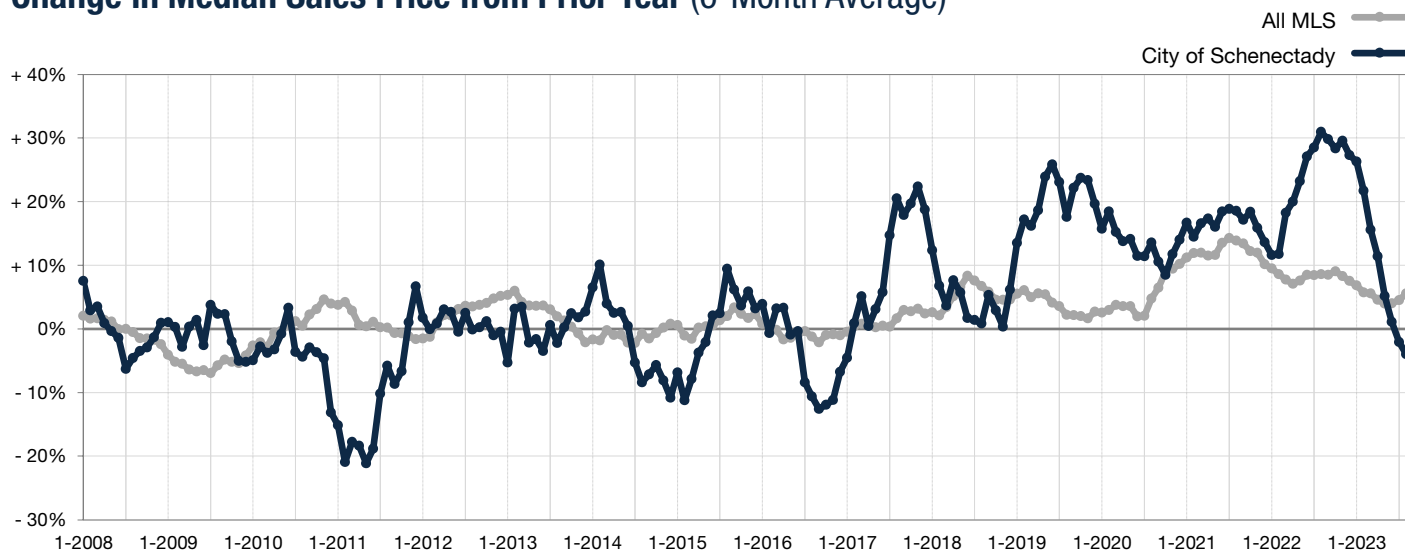


### Year to Date

■ 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.