

Local Market Update – October 2023

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



City of Schenectady

- 15.6%

Change in
New Listings

- 52.2%

Change in
Closed Sales

0.0%

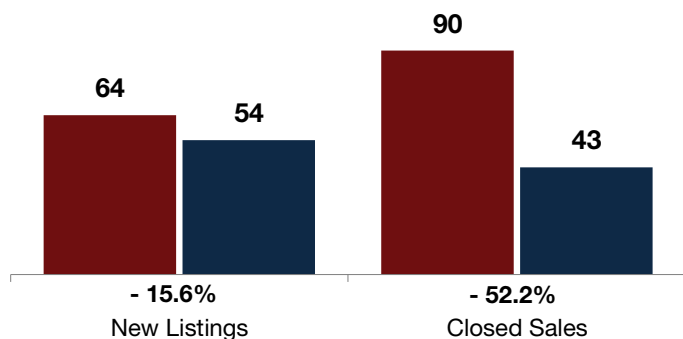
Change in
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	64	54	- 15.6%	871	522	- 40.1%
Closed Sales	90	43	- 52.2%	730	460	- 37.0%
Median Sales Price*	\$210,000	\$210,000	0.0%	\$206,000	\$201,000	- 2.4%
Percent of Original List Price Received*	100.4%	101.6%	+ 1.2%	101.6%	100.6%	- 1.0%
Days on Market Until Sale	18	21	+ 19.1%	22	28	+ 28.7%
Inventory of Homes for Sale	94	73	- 22.3%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 19.8%	--	--	--

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

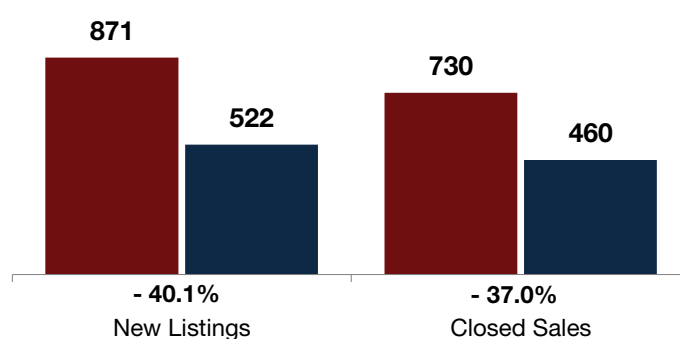
October

■ 2022 ■ 2023

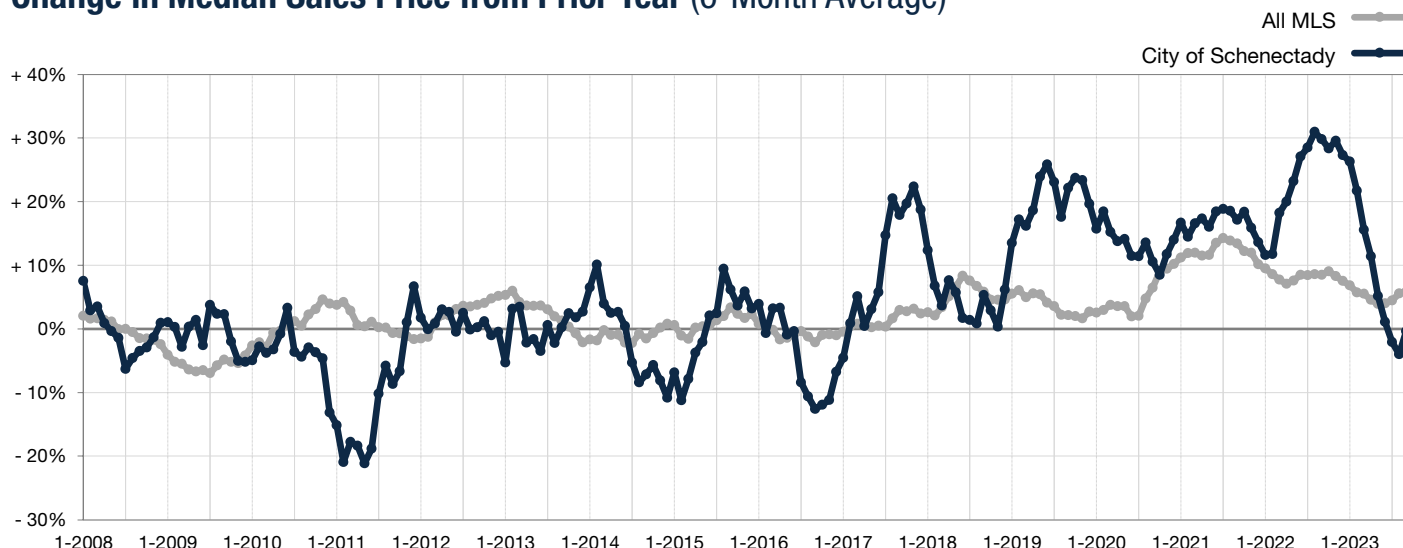


Year to Date

■ 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.