

Local Market Update – November 2023

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



City of Schenectady

- 30.0%

Change in
New Listings

- 42.6%

Change in
Closed Sales

+ 2.3%

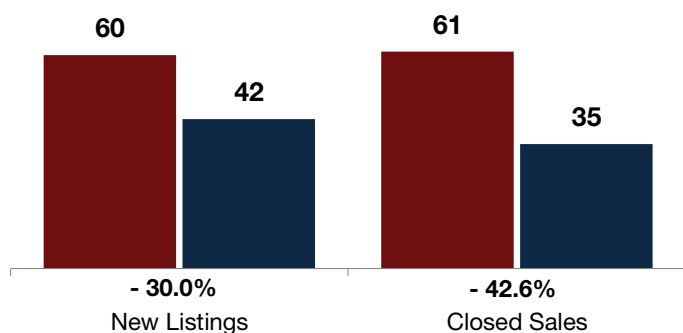
Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	60	42	- 30.0%	931	564	- 39.4%
Closed Sales	61	35	- 42.6%	791	499	- 36.9%
Median Sales Price*	\$215,000	\$220,000	+ 2.3%	\$207,250	\$203,500	- 1.8%
Percent of Original List Price Received*	98.3%	100.5%	+ 2.2%	101.4%	100.6%	- 0.8%
Days on Market Until Sale	26	14	- 47.8%	22	27	+ 21.6%
Inventory of Homes for Sale	95	76	- 20.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 27.7%	--	--	--

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

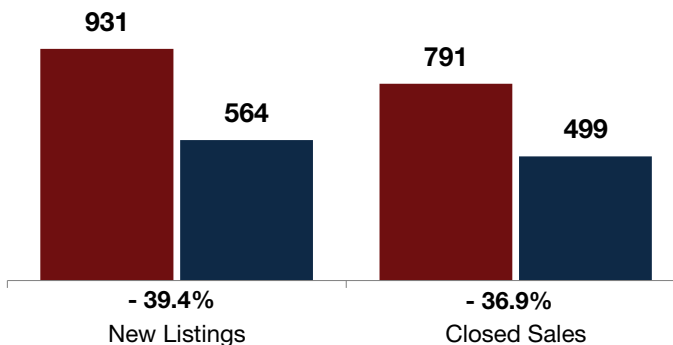
November

■ 2022 ■ 2023

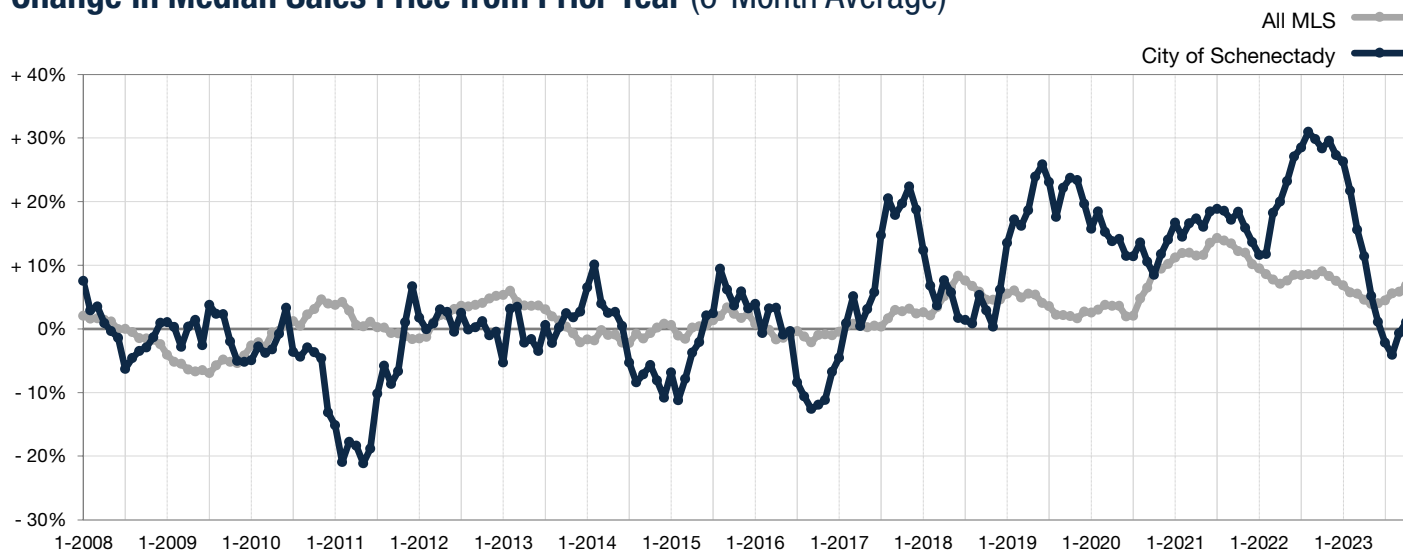


Year to Date

■ 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.