

Local Market Update – December 2023

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



City of Schenectady

- 44.4%

Change in
New Listings

- 20.8%

Change in
Closed Sales

+ 11.1%

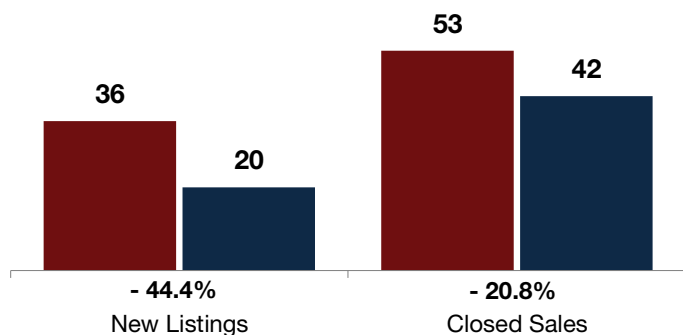
Change in
Median Sales Price

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	36	20	- 44.4%	967	586	- 39.4%
Closed Sales	53	42	- 20.8%	844	545	- 35.4%
Median Sales Price*	\$198,050	\$220,000	+ 11.1%	\$205,950	\$205,000	- 0.5%
Percent of Original List Price Received*	98.7%	101.6%	+ 3.0%	101.2%	100.6%	- 0.6%
Days on Market Until Sale	18	27	+ 51.7%	22	27	+ 22.4%
Inventory of Homes for Sale	88	70	- 20.5%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 29.5%	--	--	--

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

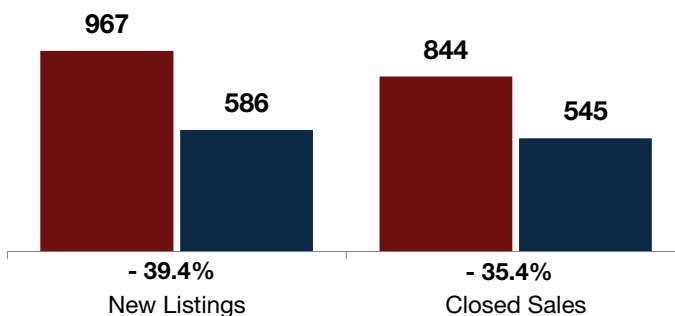
December

■ 2022 ■ 2023

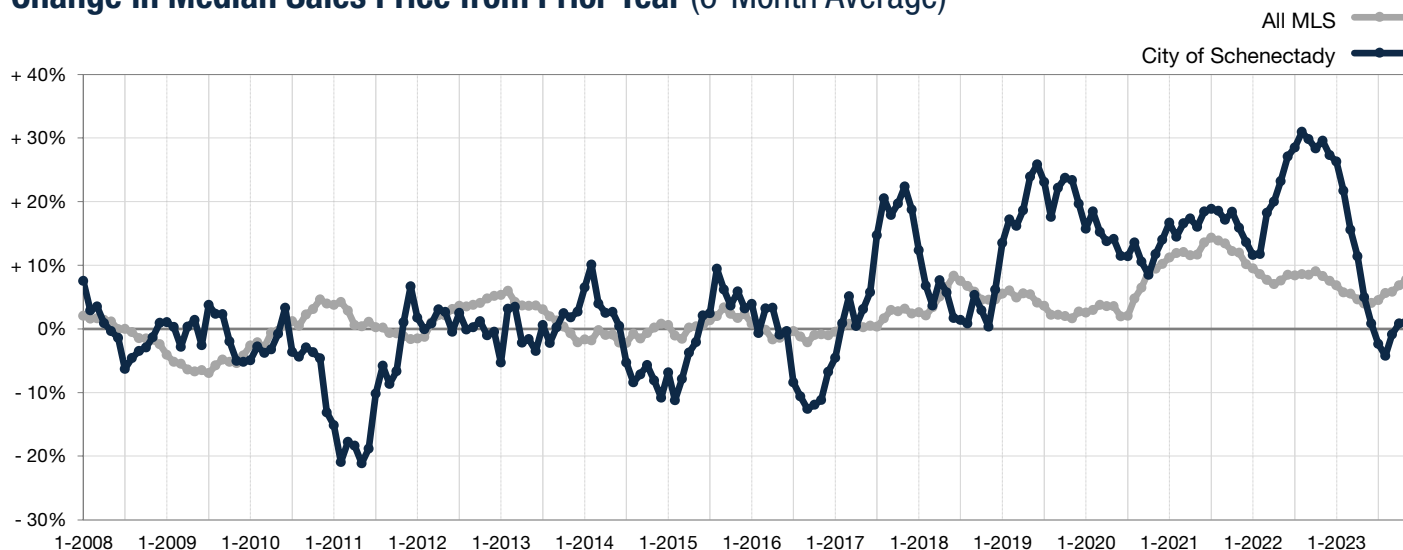


Year to Date

■ 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.