

Local Market Update – July 2023

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



- 12.1%

- 29.6%

- 0.8%

Change in
New Listings

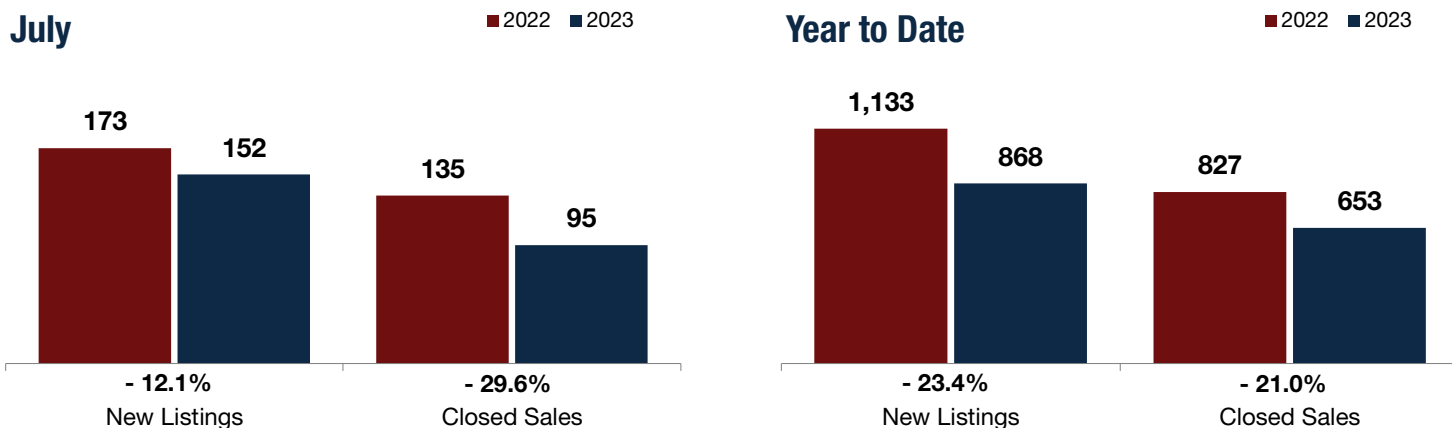
Change in
Closed Sales

Change in
Median Sales Price

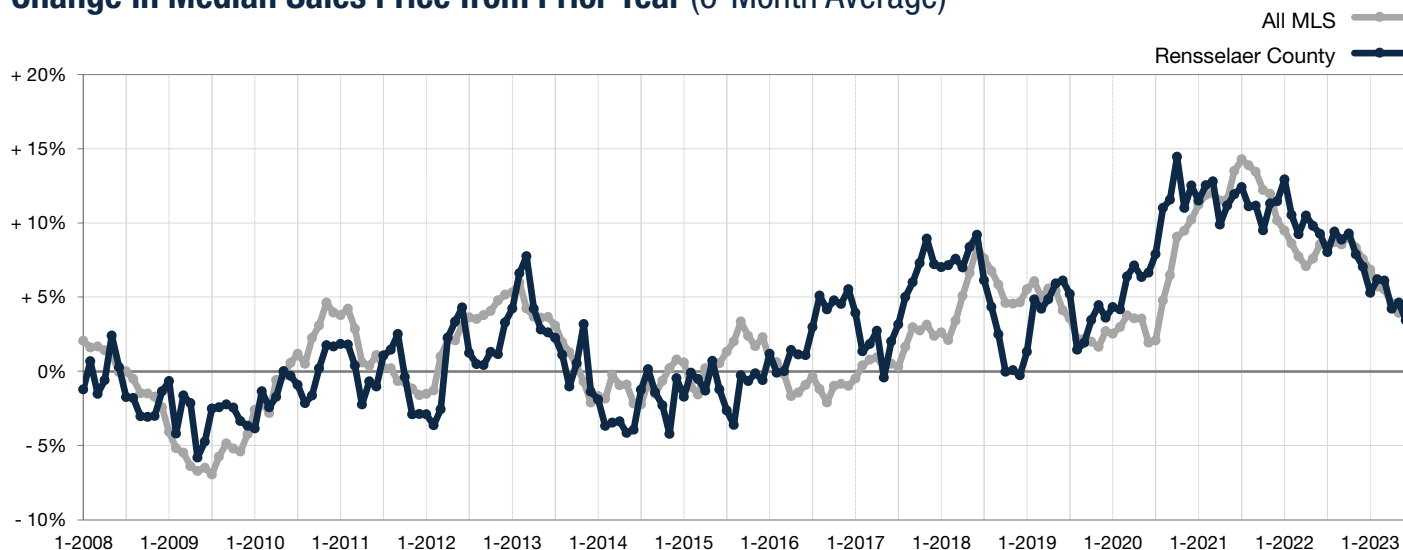
Rensselaer County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	173	152	- 12.1%	1,133	868	- 23.4%
Closed Sales	135	95	- 29.6%	827	653	- 21.0%
Median Sales Price*	\$261,200	\$259,000	- 0.8%	\$251,500	\$260,000	+ 3.4%
Percent of Original List Price Received*	104.2%	102.1%	- 2.0%	101.2%	99.0%	- 2.2%
Days on Market Until Sale	15	21	+ 39.1%	26	31	+ 17.9%
Inventory of Homes for Sale	271	187	- 31.0%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--

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



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.