

Local Market Update – July 2022

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



Schenectady County

- 23.7%

Change in
New Listings

- 45.0%

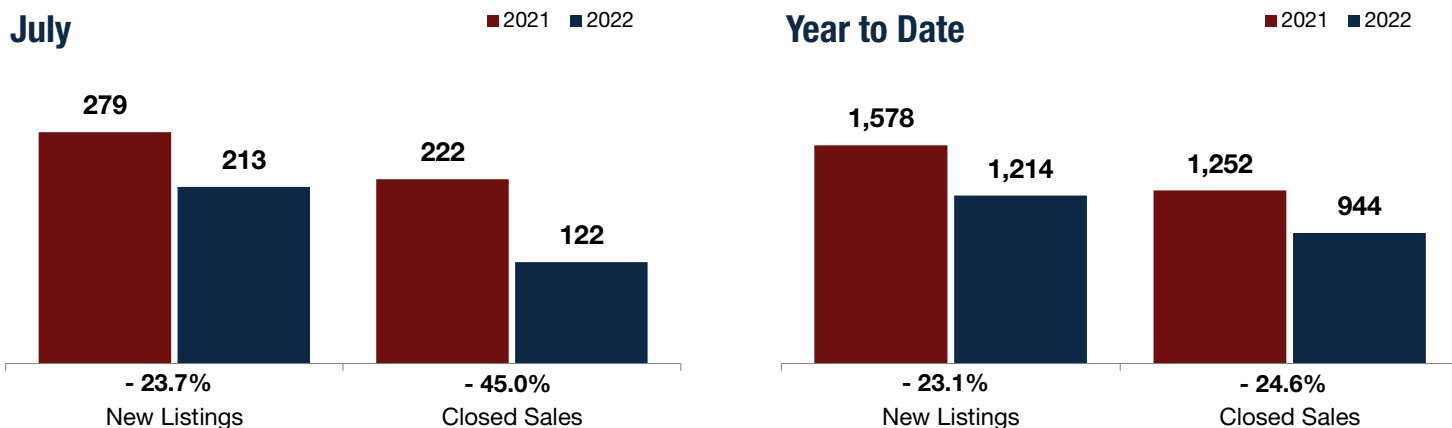
Change in
Closed Sales

+ 10.9%

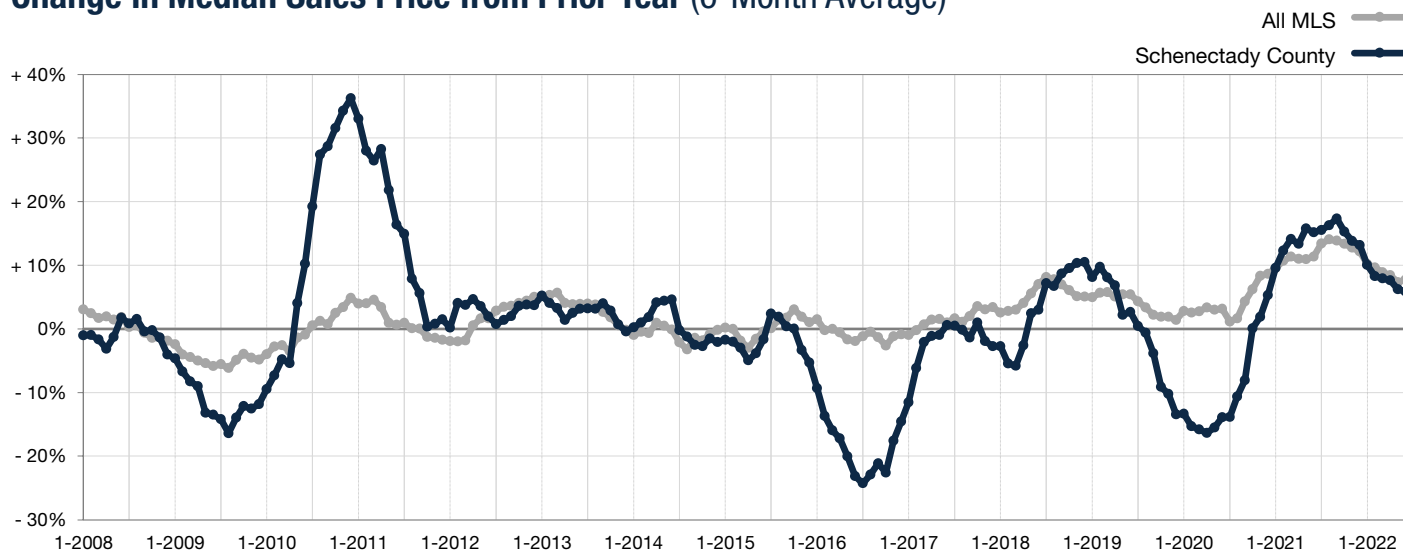
Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	279	213	- 23.7%	1,578	1,214	- 23.1%
Closed Sales	222	122	- 45.0%	1,252	944	- 24.6%
Median Sales Price*	\$229,900	\$255,000	+ 10.9%	\$209,900	\$225,100	+ 7.2%
Percent of Original List Price Received*	104.1%	102.9%	- 1.2%	100.2%	101.4%	+ 1.2%
Days on Market Until Sale	19	17	- 10.8%	32	27	- 16.0%
Inventory of Homes for Sale	373	210	- 43.7%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.3%	--	--	--

* 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.