

Local Market Update – August 2022

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



Schenectady County

- 32.3%

Change in
New Listings

- 27.3%

Change in
Closed Sales

+ 13.3%

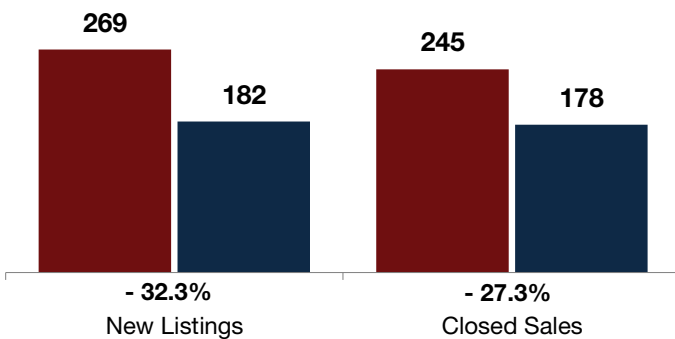
Change in
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	269	182	- 32.3%	1,847	1,398	- 24.3%
Closed Sales	245	178	- 27.3%	1,497	1,131	- 24.4%
Median Sales Price*	\$225,000	\$255,000	+ 13.3%	\$210,000	\$230,000	+ 9.5%
Percent of Original List Price Received*	102.8%	102.2%	- 0.6%	100.6%	101.6%	+ 0.9%
Days on Market Until Sale	24	15	- 35.2%	30	25	- 18.4%
Inventory of Homes for Sale	385	194	- 49.6%	--	--	--
Months Supply of Inventory	2.0	1.2	- 37.9%	--	--	--

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

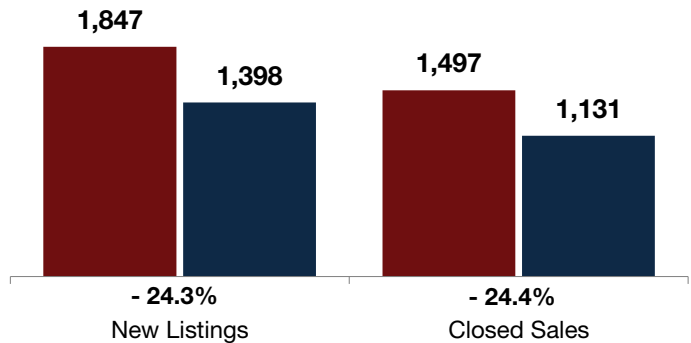
August

■ 2021 ■ 2022

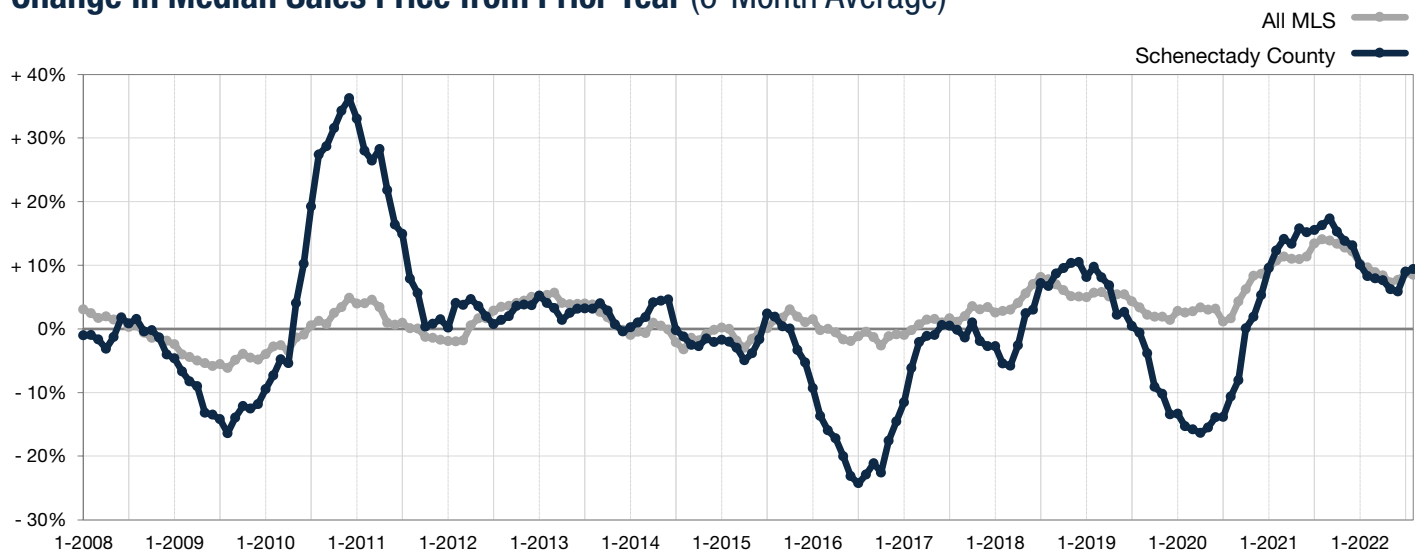


Year to Date

■ 2021 ■ 2022



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.