

Local Market Update – September 2022

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



Schenectady County

- 18.1%

Change in
New Listings

- 9.0%

Change in
Closed Sales

+ 20.4%

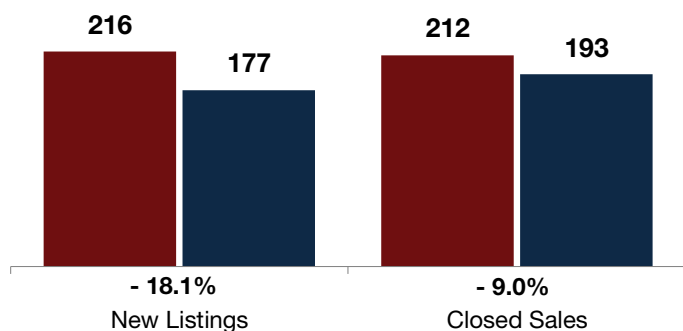
Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	216	177	- 18.1%	2,063	1,575	- 23.7%
Closed Sales	212	193	- 9.0%	1,709	1,331	- 22.1%
Median Sales Price*	\$216,000	\$260,000	+ 20.4%	\$211,000	\$235,000	+ 11.4%
Percent of Original List Price Received*	101.5%	101.2%	- 0.3%	100.7%	101.5%	+ 0.7%
Days on Market Until Sale	19	19	- 2.2%	29	24	- 17.6%
Inventory of Homes for Sale	380	210	- 44.7%	--	--	--
Months Supply of Inventory	2.0	1.4	- 31.5%	--	--	--

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

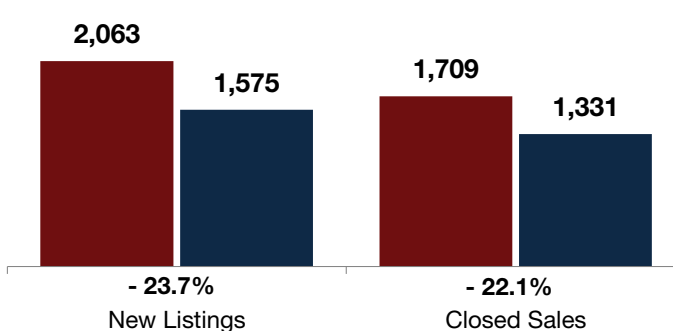
September

■ 2021 ■ 2022

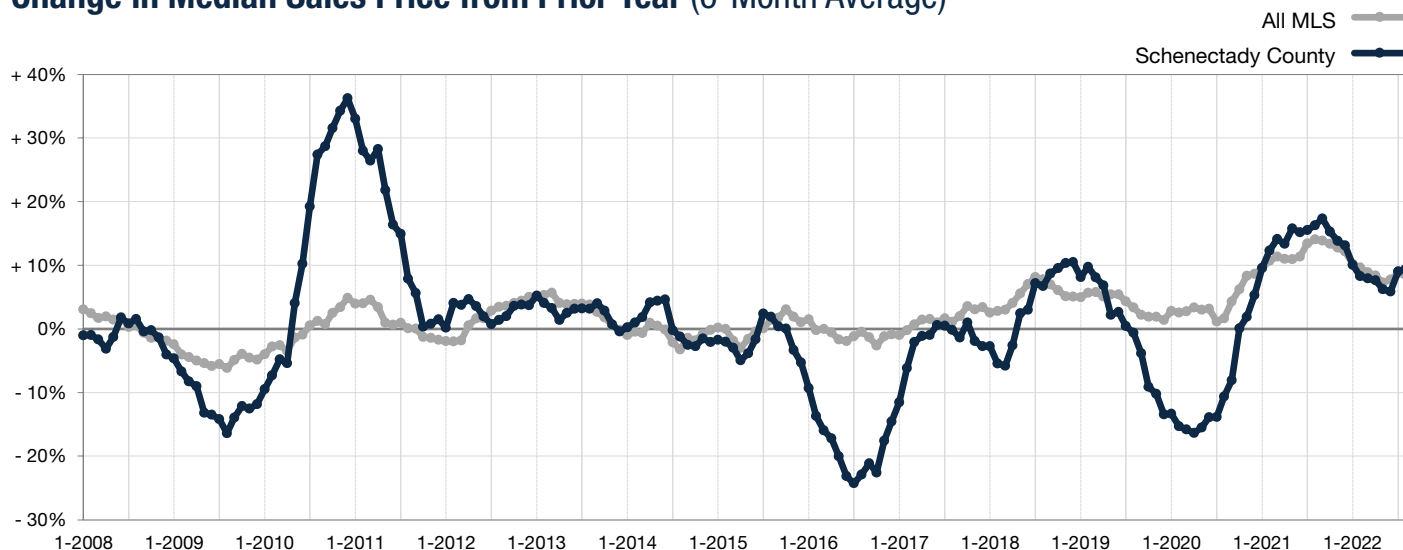


Year to Date

■ 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.