

Local Market Update – October 2022

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



Schenectady County

- 21.4%

Change in
New Listings

- 20.9%

Change in
Closed Sales

+ 10.3%

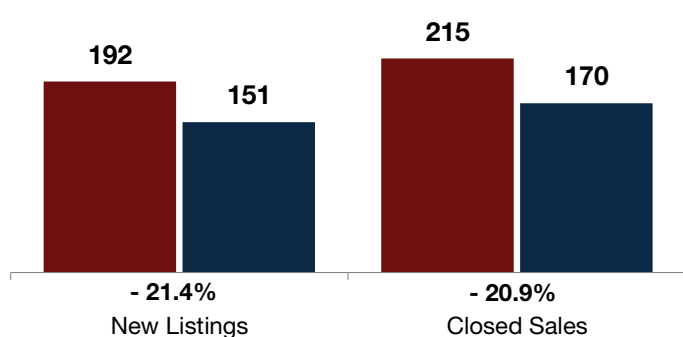
Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	192	151	- 21.4%	2,256	1,728	- 23.4%
Closed Sales	215	170	- 20.9%	1,925	1,508	- 21.7%
Median Sales Price*	\$209,000	\$230,500	+ 10.3%	\$210,970	\$235,000	+ 11.4%
Percent of Original List Price Received*	100.2%	100.1%	- 0.0%	100.7%	101.3%	+ 0.6%
Days on Market Until Sale	24	18	- 25.6%	28	23	- 18.4%
Inventory of Homes for Sale	367	200	- 45.5%	--	--	--
Months Supply of Inventory	2.0	1.3	- 32.2%	--	--	--

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

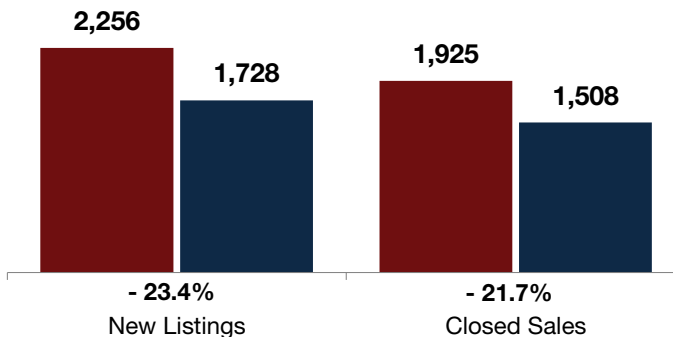
October

■ 2021 ■ 2022

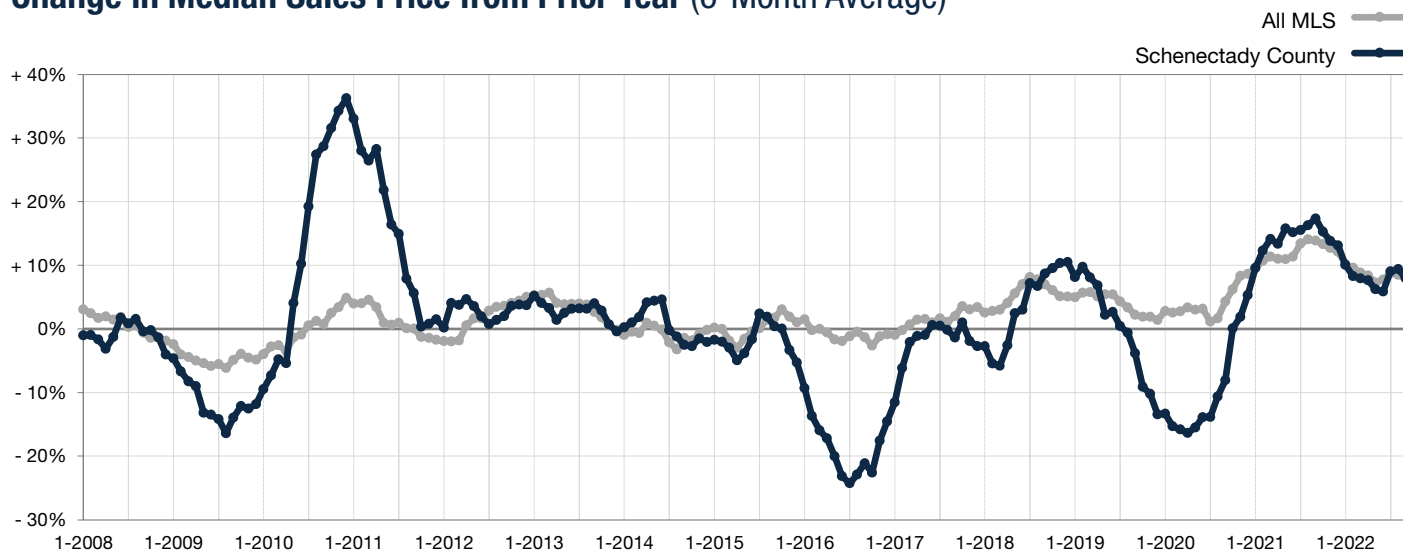


Year to Date

■ 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.