

Local Market Update – November 2022

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



Schenectady County

- 7.4%

Change in
New Listings

- 32.5%

Change in
Closed Sales

+ 9.2%

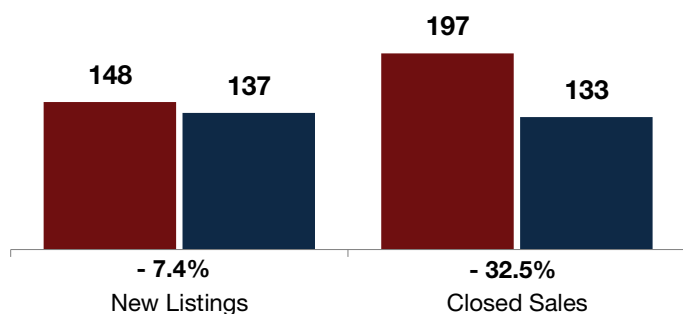
Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	148	137	- 7.4%	2,404	1,868	- 22.3%
Closed Sales	197	133	- 32.5%	2,122	1,646	- 22.4%
Median Sales Price*	\$217,000	\$237,000	+ 9.2%	\$211,000	\$235,000	+ 11.4%
Percent of Original List Price Received*	100.2%	98.9%	- 1.3%	100.6%	101.1%	+ 0.5%
Days on Market Until Sale	19	22	+ 16.9%	28	23	- 15.8%
Inventory of Homes for Sale	291	211	- 27.5%	--	--	--
Months Supply of Inventory	1.6	1.4	- 7.4%	--	--	--

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

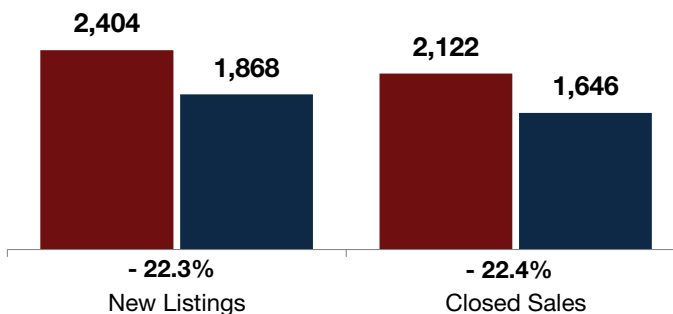
November

■ 2021 ■ 2022

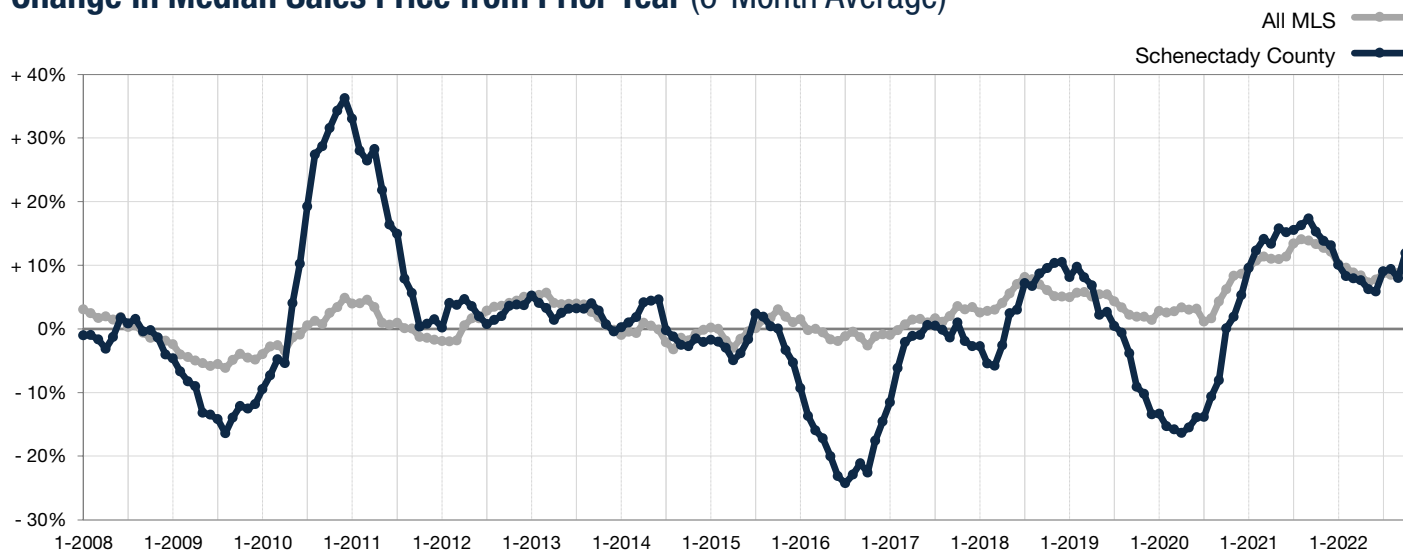


Year to Date

■ 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.