

# Local Market Update – December 2022

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



## Schenectady County

**- 7.6%**

Change in  
New Listings

**- 29.9%**

Change in  
Closed Sales

**+ 11.7%**

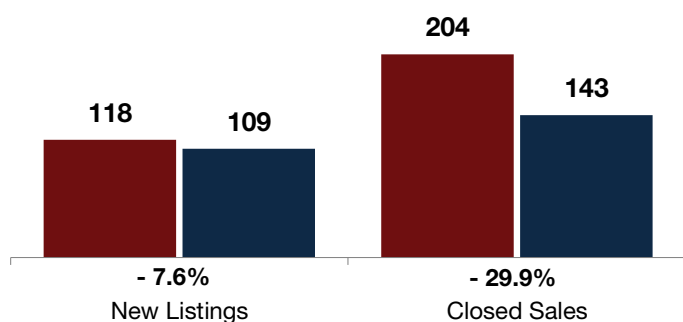
Change in  
Median Sales Price

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	118	109	- 7.6%	2,522	1,984	- 21.3%
Closed Sales	204	143	- 29.9%	2,326	1,795	- 22.8%
Median Sales Price*	\$214,900	<b>\$240,000</b>	+ 11.7%	\$211,575	<b>\$235,000</b>	+ 11.1%
Percent of Original List Price Received*	99.5%	<b>97.5%</b>	- 2.1%	100.5%	<b>100.8%</b>	+ 0.3%
Days on Market Until Sale	33	<b>24</b>	- 27.3%	28	<b>23</b>	- 17.2%
Inventory of Homes for Sale	219	<b>188</b>	- 14.2%	--	--	--
Months Supply of Inventory	1.2	<b>1.3</b>	+ 11.4%	--	--	--

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

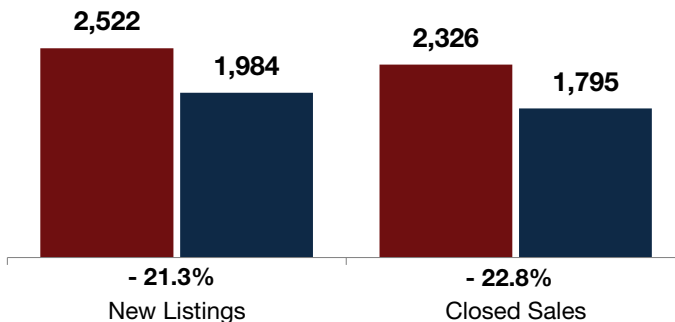
### December

■ 2021 ■ 2022

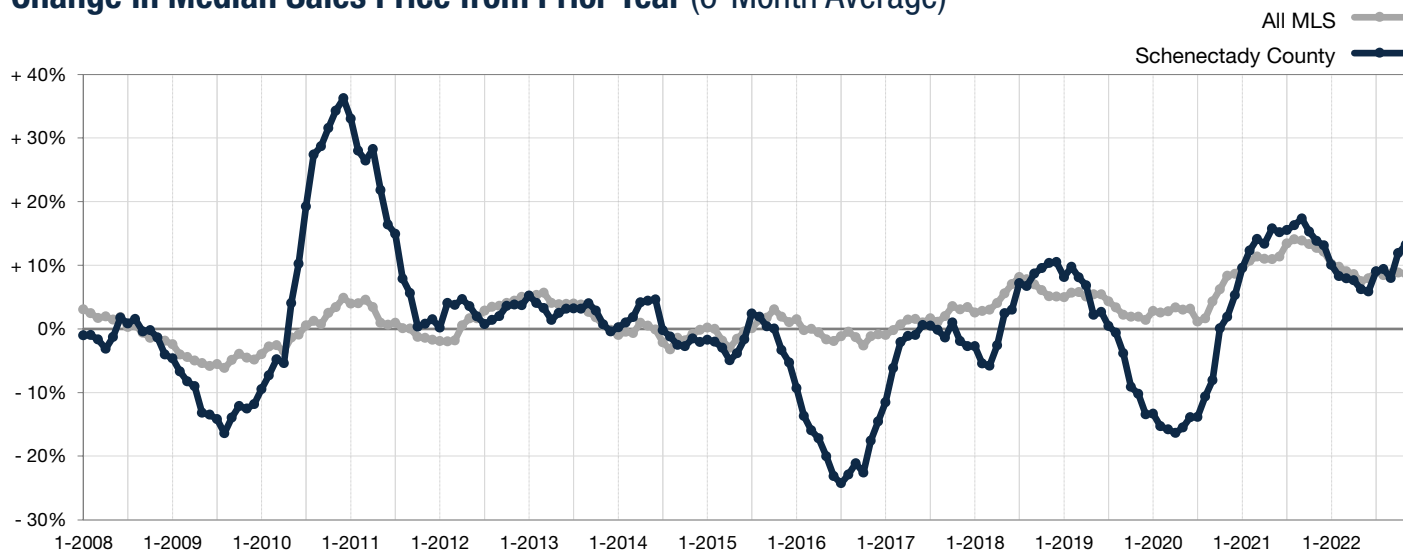


### Year to Date

■ 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.