

Local Market Update – January 2023

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



Schenectady County

+ 16.0%

- 26.1%

+ 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	94	109	+ 16.0%	94	109	+ 16.0%
Closed Sales	138	102	- 26.1%	138	102	- 26.1%
Median Sales Price*	\$199,750	\$215,000	+ 7.6%	\$199,750	\$215,000	+ 7.6%
Percent of Original List Price Received*	100.2%	97.4%	- 2.8%	100.2%	97.4%	- 2.8%
Days on Market Until Sale	28	29	+ 2.4%	28	29	+ 2.4%
Inventory of Homes for Sale	165	157	- 4.8%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.7%	--	--	--

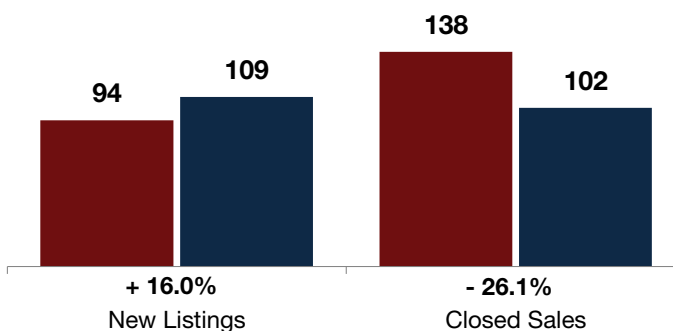
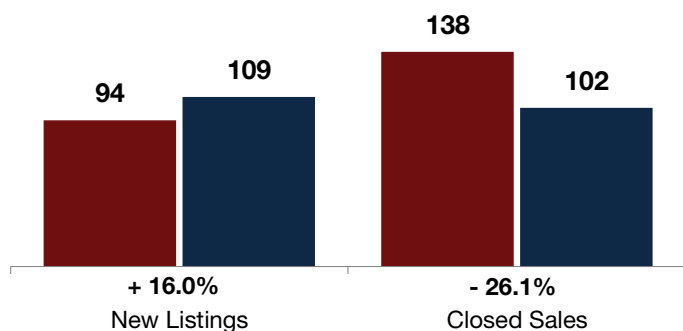
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

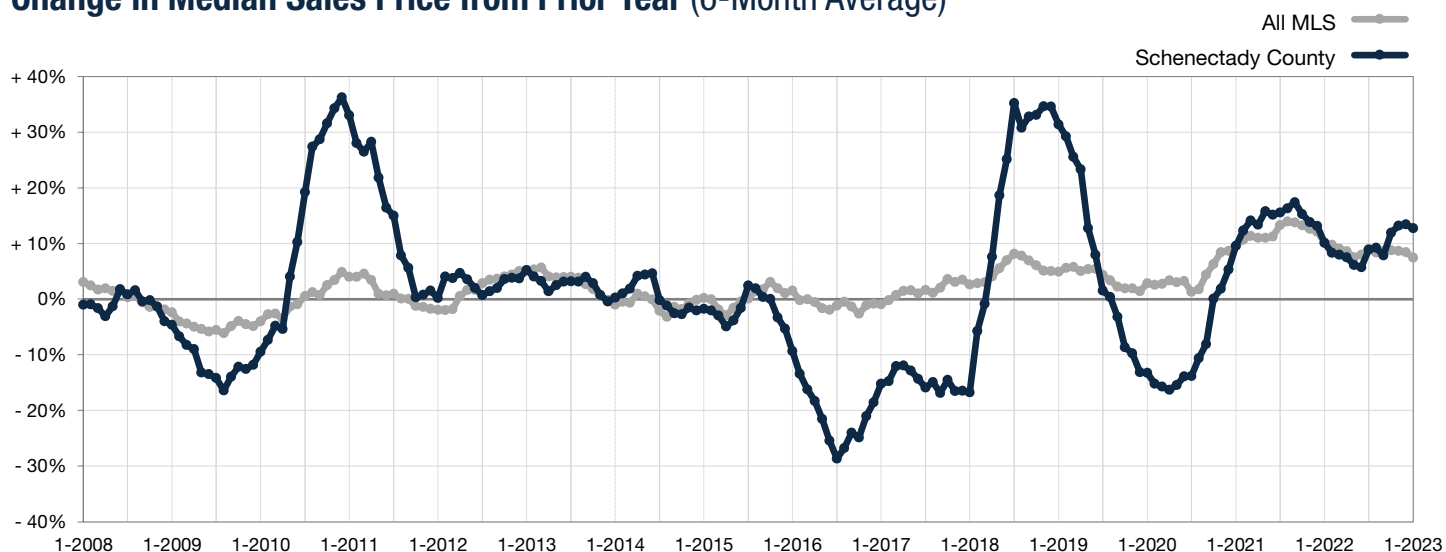
■ 2022 ■ 2023

Year to Date

■ 2022 ■ 2023



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.