

# Local Market Update – February 2023

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



## Schenectady County

**- 24.6%**

Change in  
New Listings

**- 17.8%**

Change in  
Closed Sales

**- 7.4%**

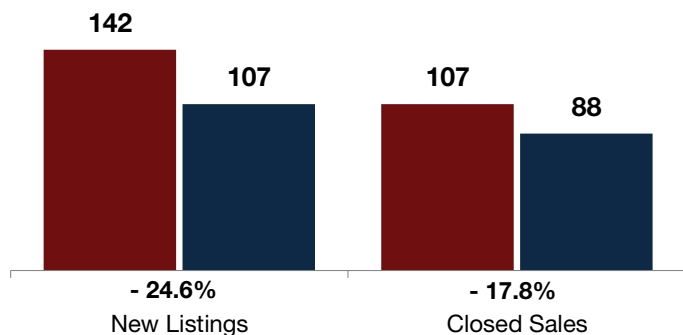
Change in  
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	142	107	- 24.6%	236	217	- 8.1%
Closed Sales	107	88	- 17.8%	245	194	- 20.8%
Median Sales Price*	\$230,000	<b>\$213,000</b>	- 7.4%	\$215,000	<b>\$214,000</b>	- 0.5%
Percent of Original List Price Received*	98.3%	<b>94.9%</b>	- 3.4%	99.4%	<b>96.2%</b>	- 3.2%
Days on Market Until Sale	49	<b>40</b>	- 19.4%	37	<b>34</b>	- 9.0%
Inventory of Homes for Sale	163	<b>142</b>	- 12.9%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 12.0%	--	--	--

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

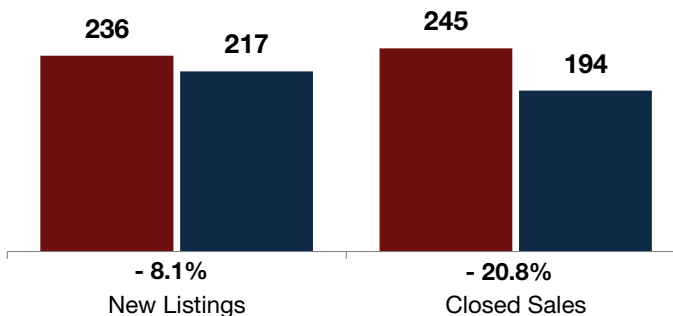
### February

■ 2022 ■ 2023

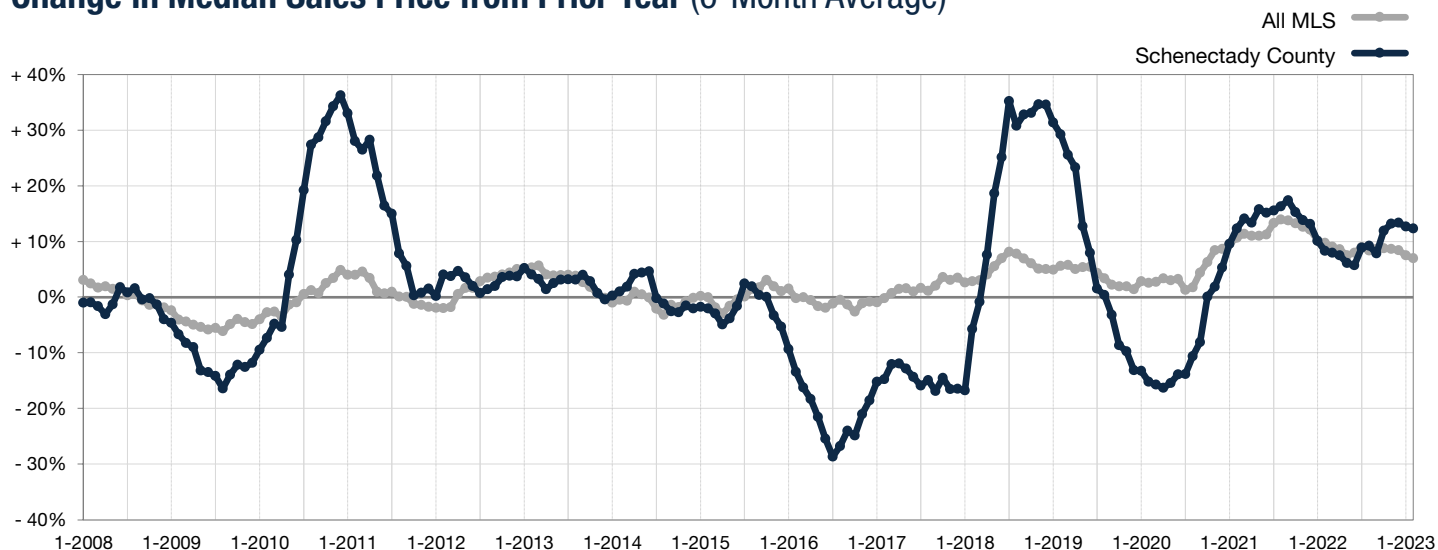


### Year to Date

■ 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.