

Local Market Update – March 2023

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



Schenectady County

- 26.8%

Change in
New Listings

- 25.2%

Change in
Closed Sales

+ 14.6%

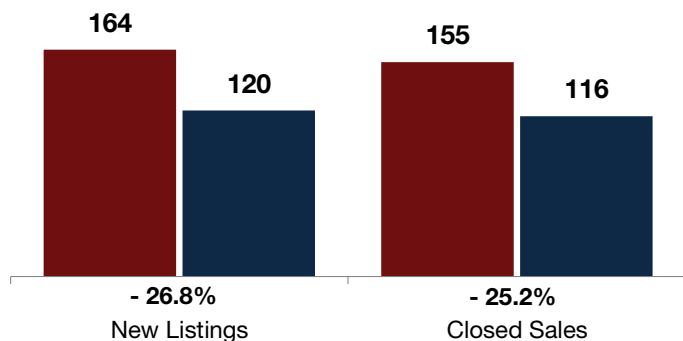
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	164	120	- 26.8%	400	337	- 15.8%
Closed Sales	155	116	- 25.2%	400	318	- 20.5%
Median Sales Price*	\$201,500	\$231,000	+ 14.6%	\$210,000	\$220,325	+ 4.9%
Percent of Original List Price Received*	98.4%	99.9%	+ 1.5%	99.0%	97.6%	- 1.4%
Days on Market Until Sale	35	29	- 18.1%	36	32	- 11.6%
Inventory of Homes for Sale	155	125	- 19.4%	--	--	--
Months Supply of Inventory	0.9	0.9	+ 1.7%	--	--	--

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

March

■ 2022 ■ 2023

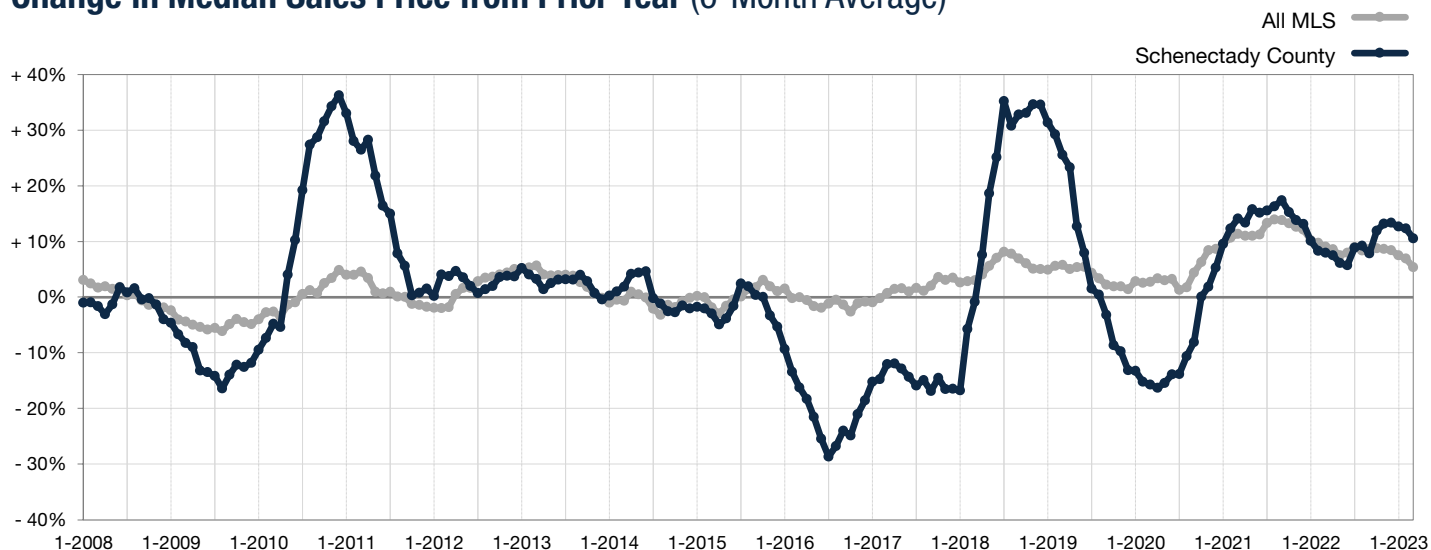


Year to Date

■ 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.