

Local Market Update – April 2023

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



Schenectady County

- 25.3%

Change in
New Listings

- 22.2%

Change in
Closed Sales

+ 11.6%

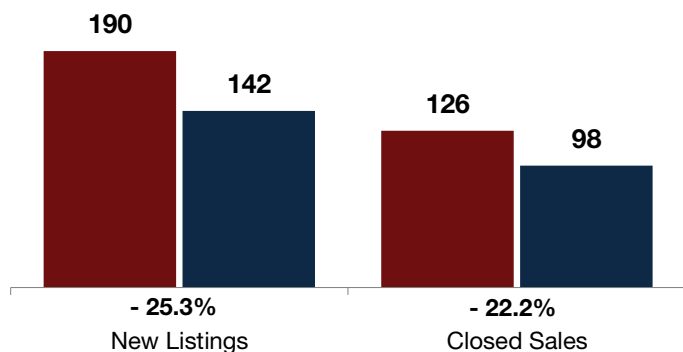
Change in
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	190	142	- 25.3%	590	482	- 18.3%
Closed Sales	126	98	- 22.2%	526	419	- 20.3%
Median Sales Price*	\$209,600	\$234,000	+ 11.6%	\$210,000	\$225,000	+ 7.1%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	99.5%	98.2%	- 1.3%
Days on Market Until Sale	28	26	- 7.8%	34	31	- 10.6%
Inventory of Homes for Sale	164	126	- 23.2%	--	--	--
Months Supply of Inventory	0.9	0.9	- 3.7%	--	--	--

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

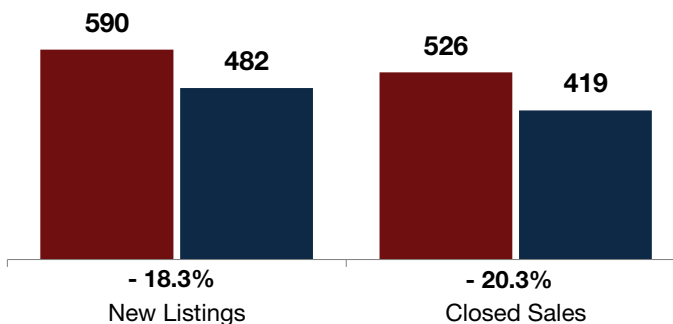
April

■ 2022 ■ 2023

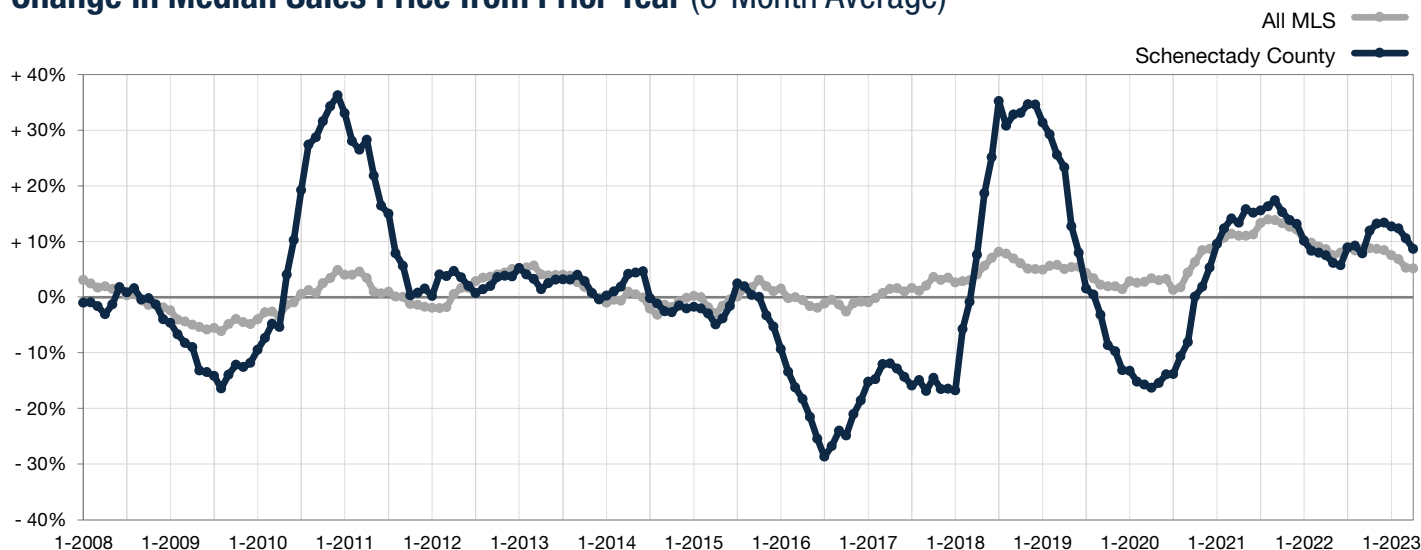


Year to Date

■ 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.