

# Local Market Update – May 2023

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



## Schenectady County

**+ 17.5%**

**- 26.1%**

**+ 11.7%**

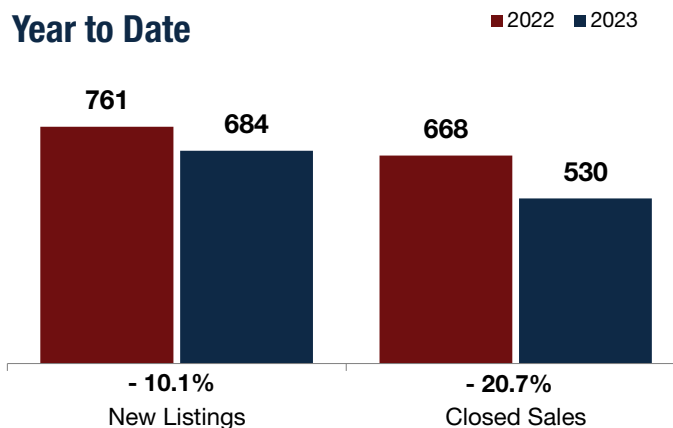
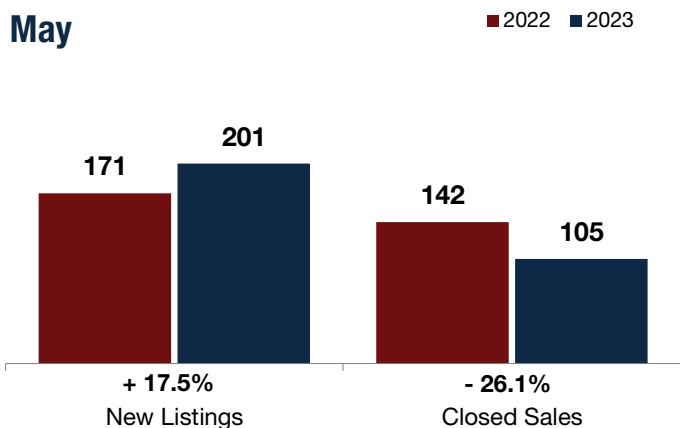
Change in  
New Listings

Change in  
Closed Sales

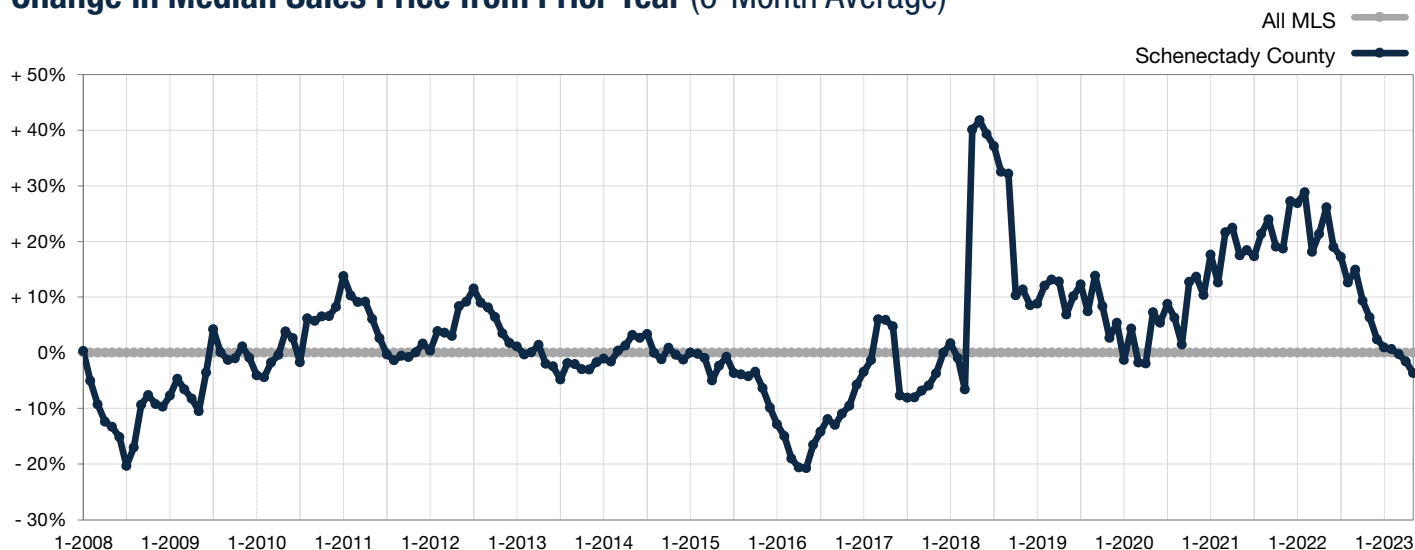
Change in  
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	171	201	+ 17.5%	761	684	- 10.1%
Closed Sales	142	105	- 26.1%	668	530	- 20.7%
Median Sales Price*	\$232,700	\$260,000	+ 11.7%	\$211,500	\$230,000	+ 8.7%
Percent of Original List Price Received*	103.1%	102.7%	- 0.4%	100.2%	99.0%	- 1.2%
Days on Market Until Sale	25	20	- 20.0%	32	28	- 12.0%
Inventory of Homes for Sale	160	143	- 10.6%	--	--	--
Months Supply of Inventory	1.0	1.0	+ 7.5%	--	--	--

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



### 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.