

# Local Market Update – June 2023

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



## Schenectady County

**- 29.2%**

Change in  
New Listings

**- 18.4%**

Change in  
Closed Sales

**- 1.9%**

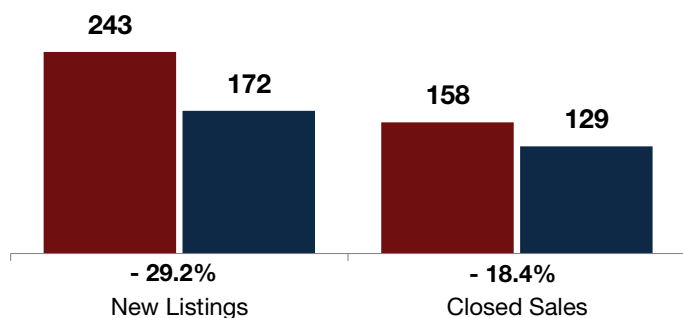
Change in  
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	243	172	- 29.2%	1,004	859	- 14.4%
Closed Sales	158	129	- 18.4%	826	666	- 19.4%
Median Sales Price*	\$260,000	<b>\$255,000</b>	- 1.9%	\$220,000	<b>\$233,700</b>	+ 6.2%
Percent of Original List Price Received*	105.4%	<b>103.0%</b>	- 2.3%	101.2%	<b>99.8%</b>	- 1.4%
Days on Market Until Sale	9	<b>23</b>	+ 153.0%	28	<b>27</b>	- 1.6%
Inventory of Homes for Sale	228	<b>138</b>	- 39.5%	--	--	--
Months Supply of Inventory	1.4	<b>1.0</b>	- 30.5%	--	--	--

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

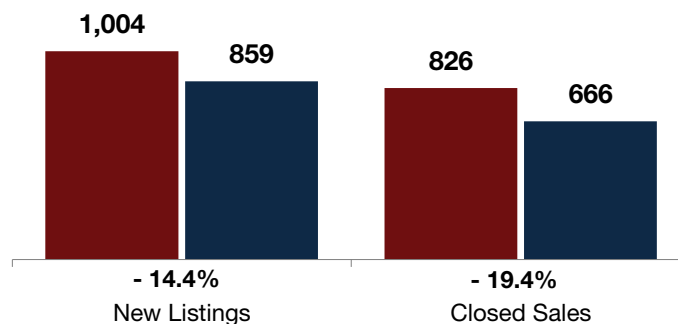
### June

■ 2022 ■ 2023

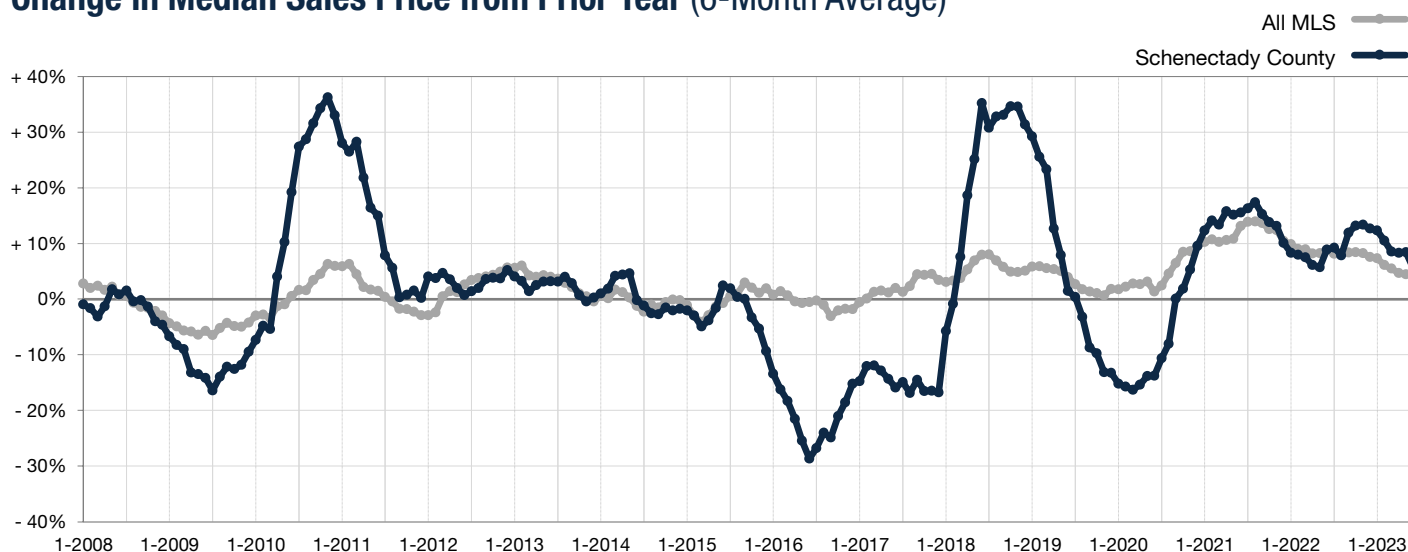


### Year to Date

■ 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.