

Local Market Update – July 2023

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



Schenectady County

- 19.1%

Change in
New Listings

+ 6.1%

Change in
Closed Sales

- 3.8%

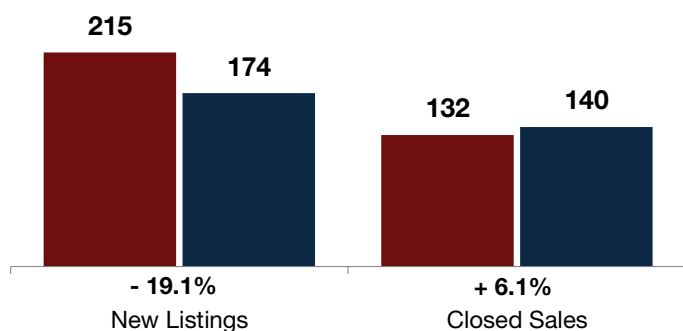
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	215	174	- 19.1%	1,219	1,036	- 15.0%
Closed Sales	132	140	+ 6.1%	958	814	- 15.0%
Median Sales Price*	\$255,000	\$245,250	- 3.8%	\$227,250	\$235,500	+ 3.6%
Percent of Original List Price Received*	102.8%	103.7%	+ 0.9%	101.4%	100.5%	- 0.9%
Days on Market Until Sale	17	15	- 12.2%	26	25	- 4.3%
Inventory of Homes for Sale	241	147	- 39.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 29.6%	--	--	--

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

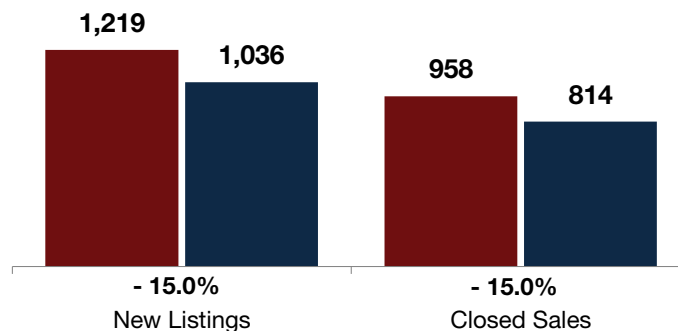
July

■ 2022 ■ 2023

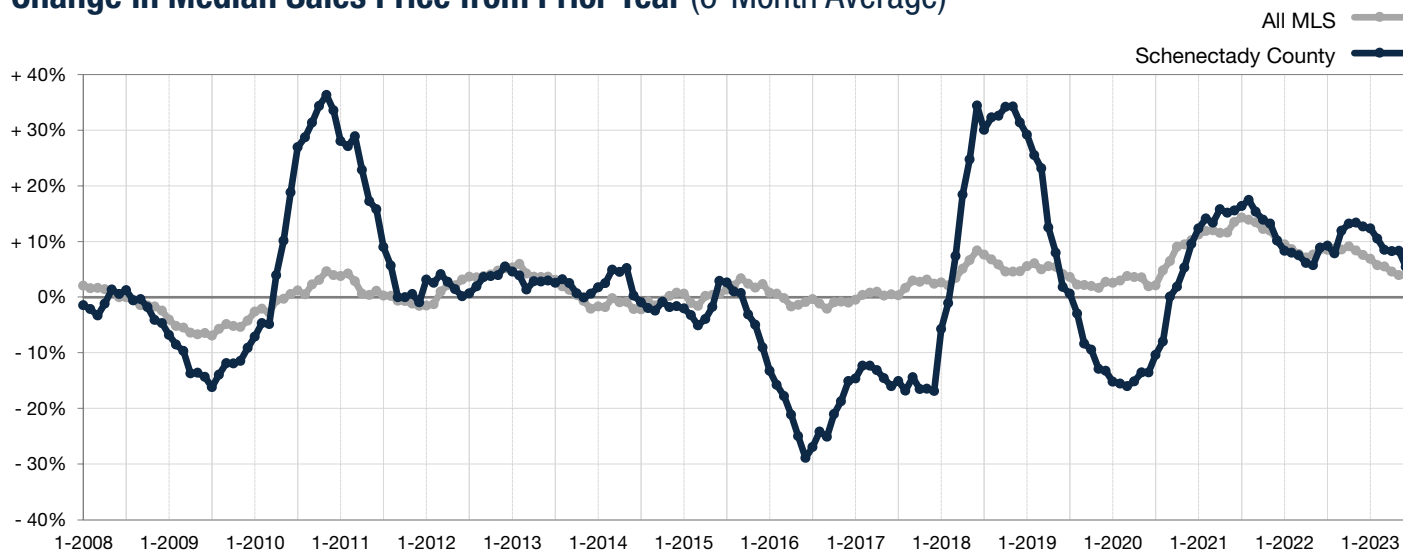


Year to Date

■ 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.