

Local Market Update – August 2023

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



Schenectady County

- 6.5%

Change in
New Listings

- 4.8%

Change in
Closed Sales

+ 6.4%

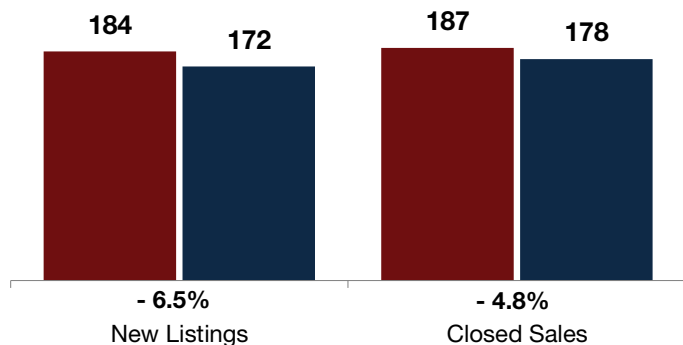
Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	184	172	- 6.5%	1,403	1,213	- 13.5%
Closed Sales	187	178	- 4.8%	1,145	996	- 13.0%
Median Sales Price*	\$249,900	\$266,000	+ 6.4%	\$230,000	\$241,000	+ 4.8%
Percent of Original List Price Received*	101.8%	102.6%	+ 0.8%	101.5%	100.9%	- 0.6%
Days on Market Until Sale	16	16	+ 3.4%	25	24	- 4.3%
Inventory of Homes for Sale	223	152	- 31.8%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.8%	--	--	--

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

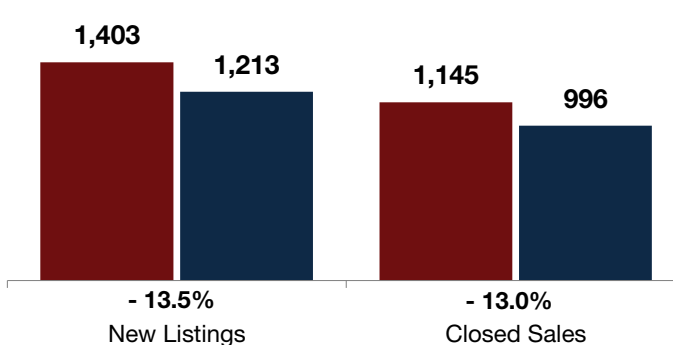
August

■ 2022 ■ 2023

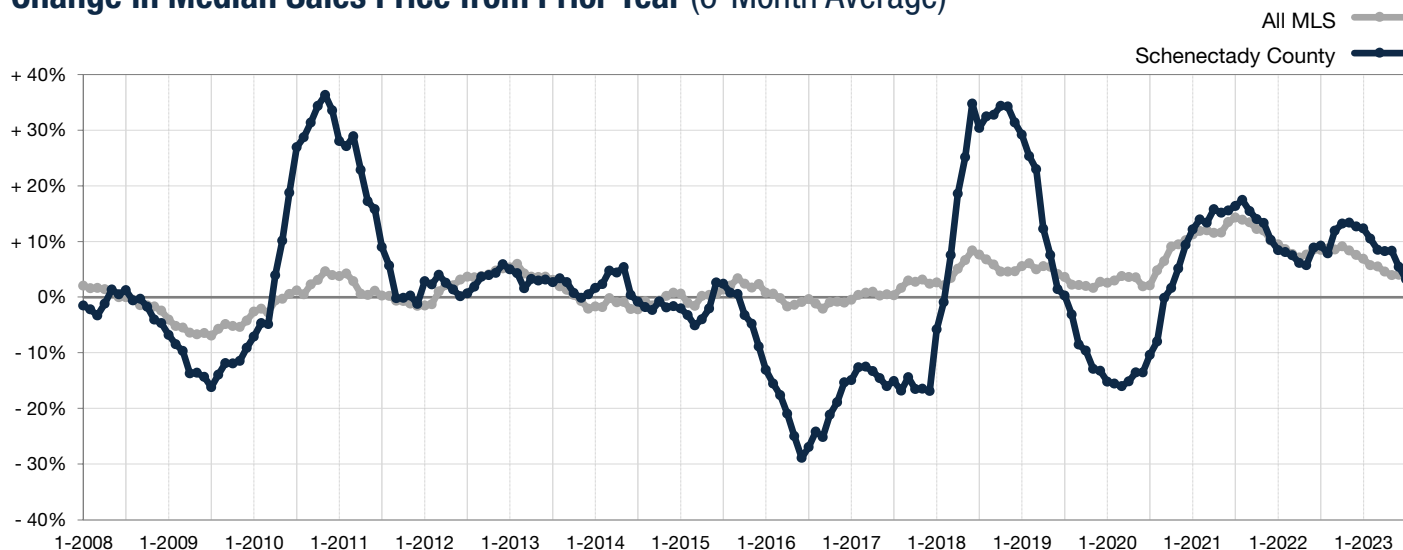


Year to Date

■ 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.