

Local Market Update – September 2023

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



Schenectady County

- 20.7%

Change in
New Listings

- 32.2%

Change in
Closed Sales

+ 0.4%

Change in
Median Sales Price

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	179	142	- 20.7%	1,582	1,356	- 14.3%
Closed Sales	199	135	- 32.2%	1,344	1,135	- 15.6%
Median Sales Price*	\$260,000	\$261,000	+ 0.4%	\$235,000	\$245,000	+ 4.3%
Percent of Original List Price Received*	101.2%	103.0%	+ 1.7%	101.5%	101.1%	- 0.3%
Days on Market Until Sale	19	13	- 32.7%	24	22	- 6.3%
Inventory of Homes for Sale	237	180	- 24.1%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.4%	--	--	--

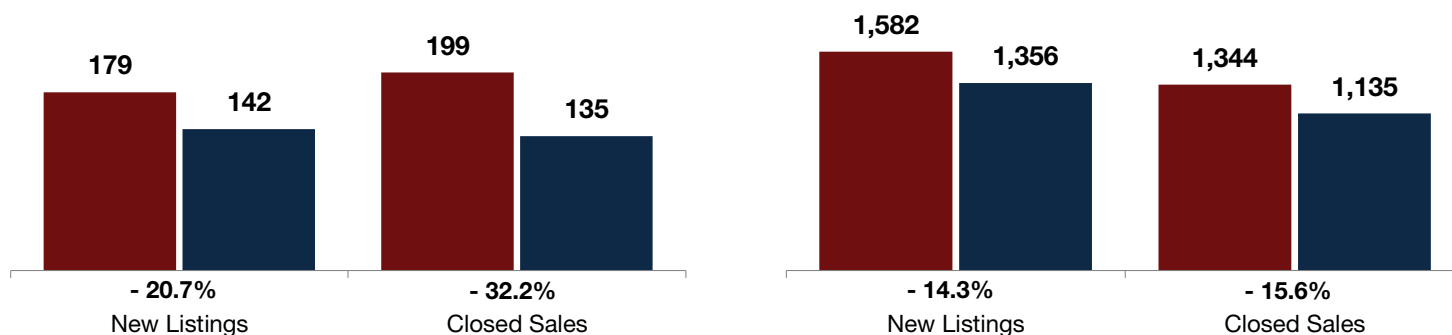
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

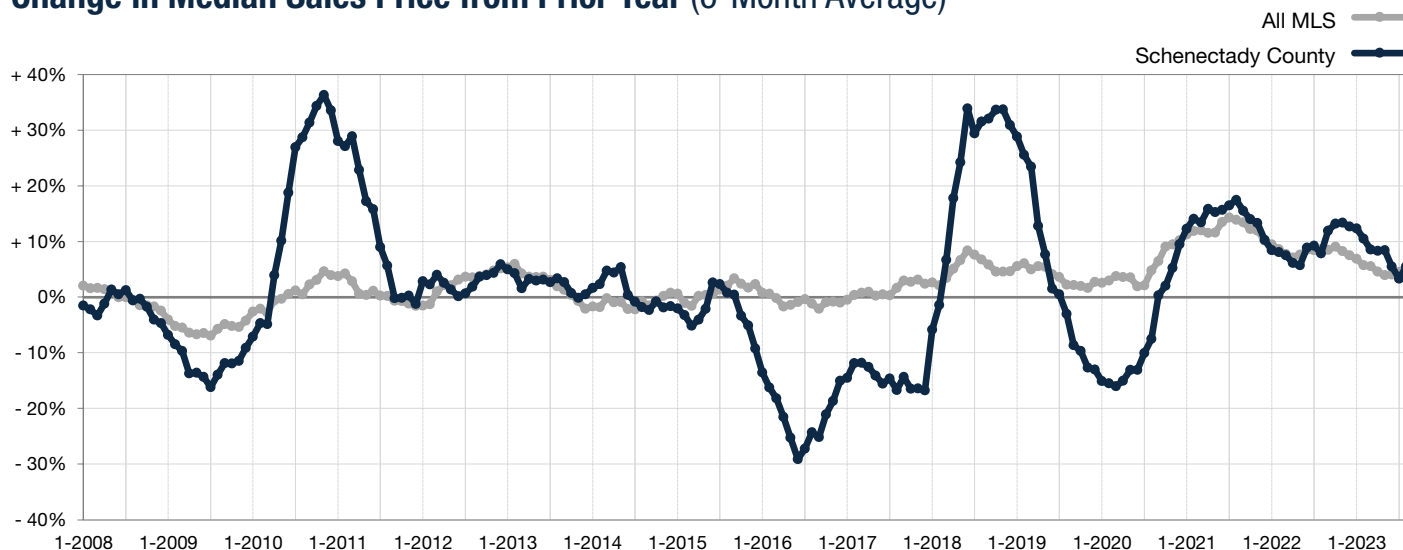
■ 2022 ■ 2023

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.