

Local Market Update – October 2023

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



Schenectady County

- 7.6%

Change in
New Listings

- 29.0%

Change in
Closed Sales

+ 12.8%

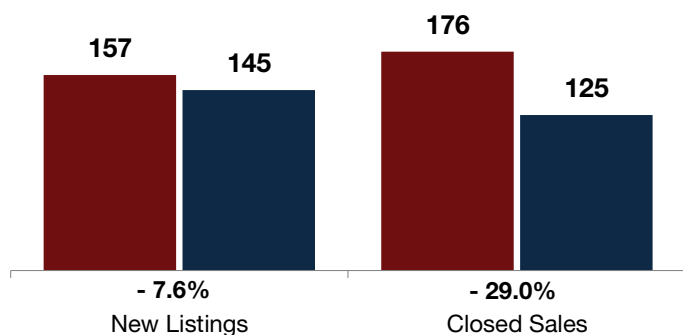
Change in
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	157	145	- 7.6%	1,739	1,503	- 13.6%
Closed Sales	176	125	- 29.0%	1,520	1,268	- 16.6%
Median Sales Price*	\$230,500	\$260,000	+ 12.8%	\$235,000	\$247,000	+ 5.1%
Percent of Original List Price Received*	100.1%	102.1%	+ 2.0%	101.3%	101.2%	- 0.1%
Days on Market Until Sale	19	16	- 16.3%	23	22	- 6.7%
Inventory of Homes for Sale	226	182	- 19.5%	--	--	--
Months Supply of Inventory	1.5	1.4	- 7.9%	--	--	--

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

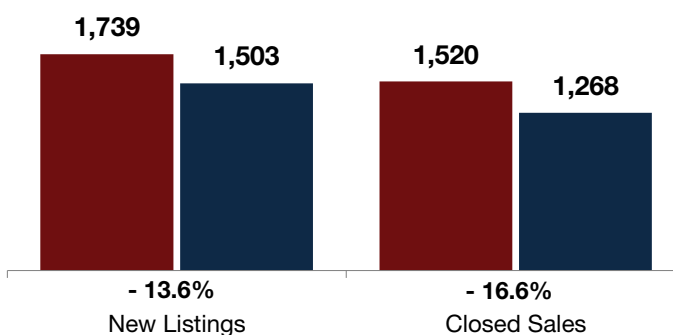
October

■ 2022 ■ 2023

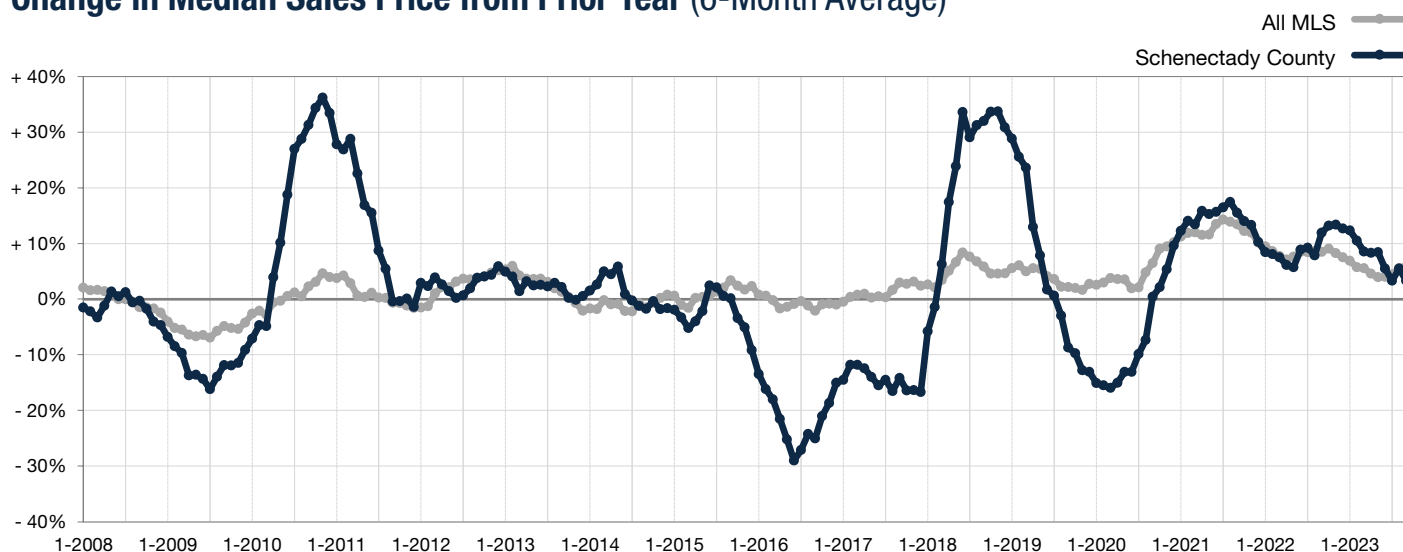


Year to Date

■ 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.