

Local Market Update – November 2023

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



Schenectady County

- 8.0%

Change in
New Listings

- 19.6%

Change in
Closed Sales

+ 7.0%

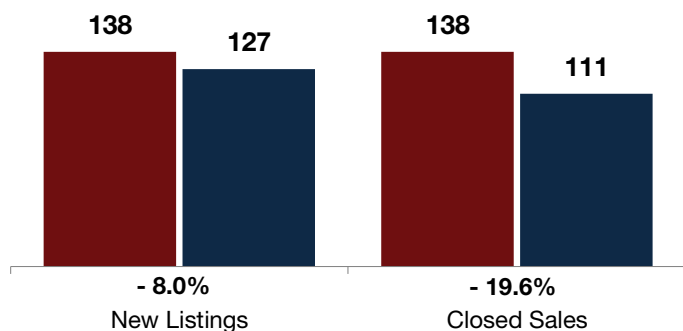
Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	138	127	- 8.0%	1,877	1,633	- 13.0%
Closed Sales	138	111	- 19.6%	1,658	1,385	- 16.5%
Median Sales Price*	\$236,500	\$253,000	+ 7.0%	\$235,000	\$249,000	+ 6.0%
Percent of Original List Price Received*	99.2%	99.4%	+ 0.1%	101.1%	101.1%	- 0.1%
Days on Market Until Sale	22	16	- 27.2%	23	21	- 8.4%
Inventory of Homes for Sale	231	179	- 22.5%	--	--	--
Months Supply of Inventory	1.6	1.4	- 13.5%	--	--	--

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

November

■ 2022 ■ 2023

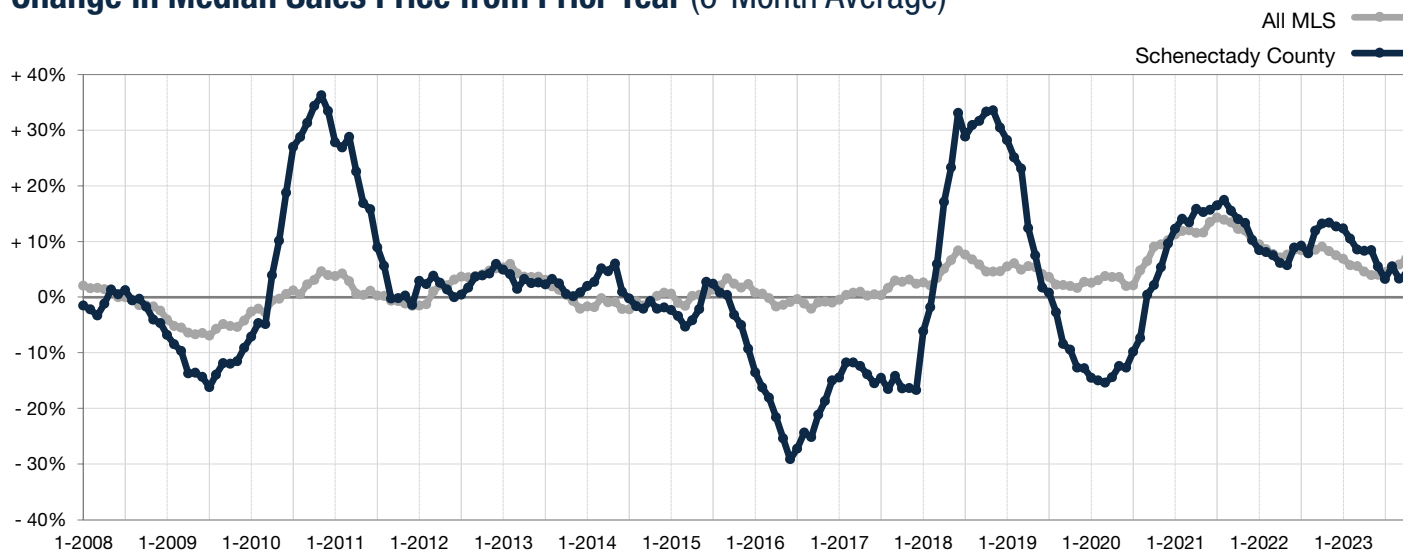


Year to Date

■ 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.