

Local Market Update – December 2023

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



Schenectady County

- 41.4%

Change in
New Listings

- 9.5%

Change in
Closed Sales

+ 5.8%

Change in
Median Sales Price

December

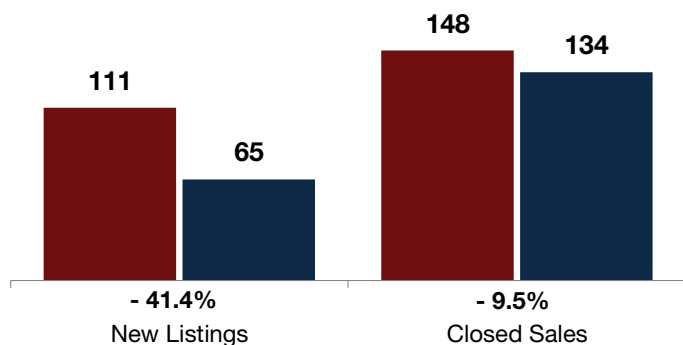
Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	111	65	- 41.4%	1,988	1,703	- 14.3%
Closed Sales	148	134	- 9.5%	1,807	1,526	- 15.6%
Median Sales Price*	\$241,000	\$254,950	+ 5.8%	\$235,000	\$249,000	+ 6.0%
Percent of Original List Price Received*	97.5%	99.6%	+ 2.2%	100.8%	100.9%	+ 0.1%
Days on Market Until Sale	24	19	- 20.4%	23	21	- 9.7%
Inventory of Homes for Sale	206	164	- 20.4%	--	--	--
Months Supply of Inventory	1.4	1.3	- 9.7%	--	--	--

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

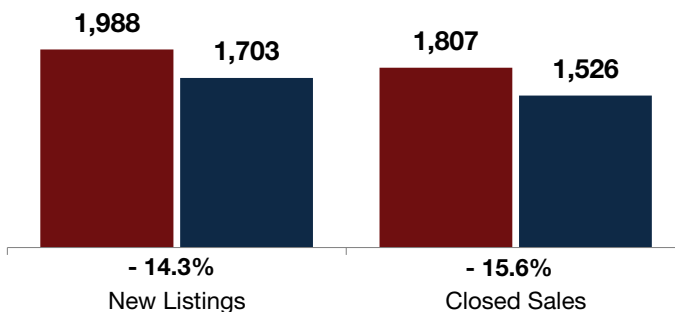
December

■ 2022 ■ 2023

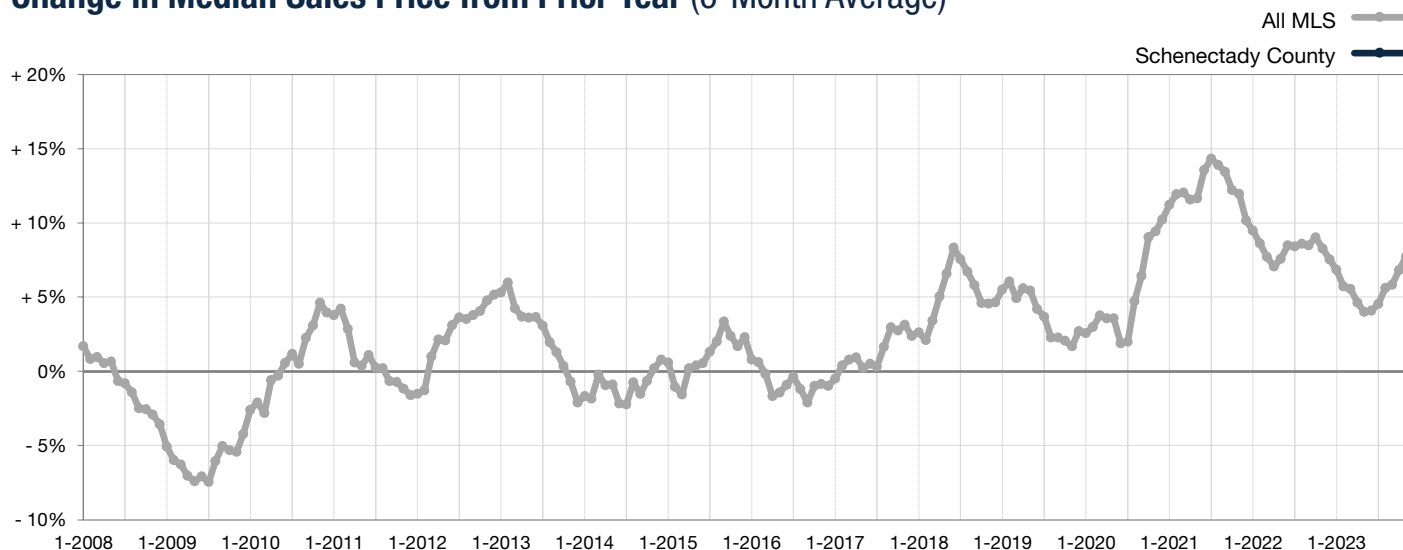


Year to Date

■ 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.