

Local Market Update – July 2022

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



- 29.1%

- 23.5%

- 10.6%

Change in
New Listings

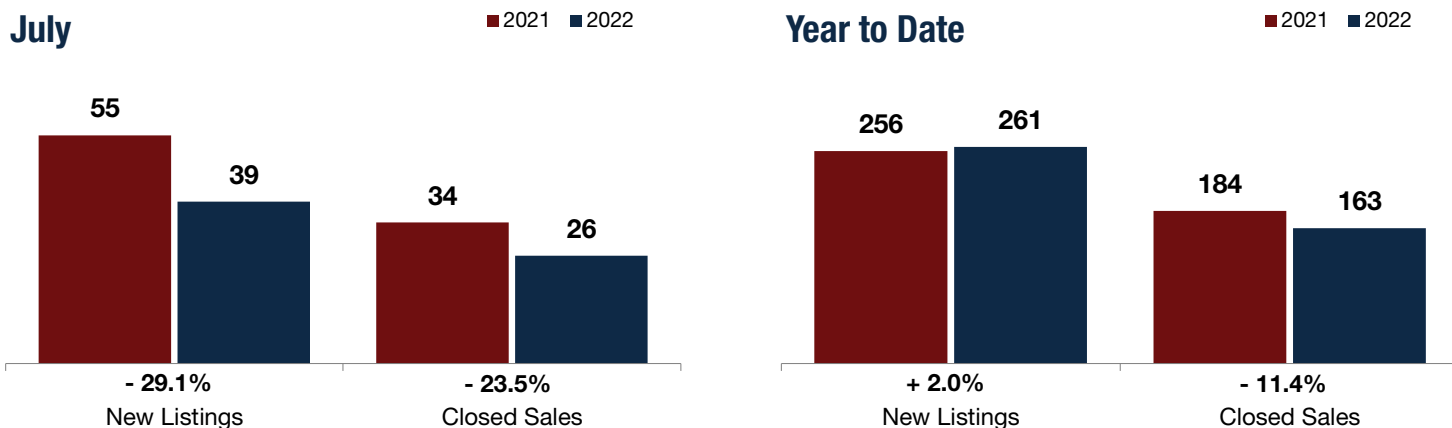
Change in
Closed Sales

Change in
Median Sales Price

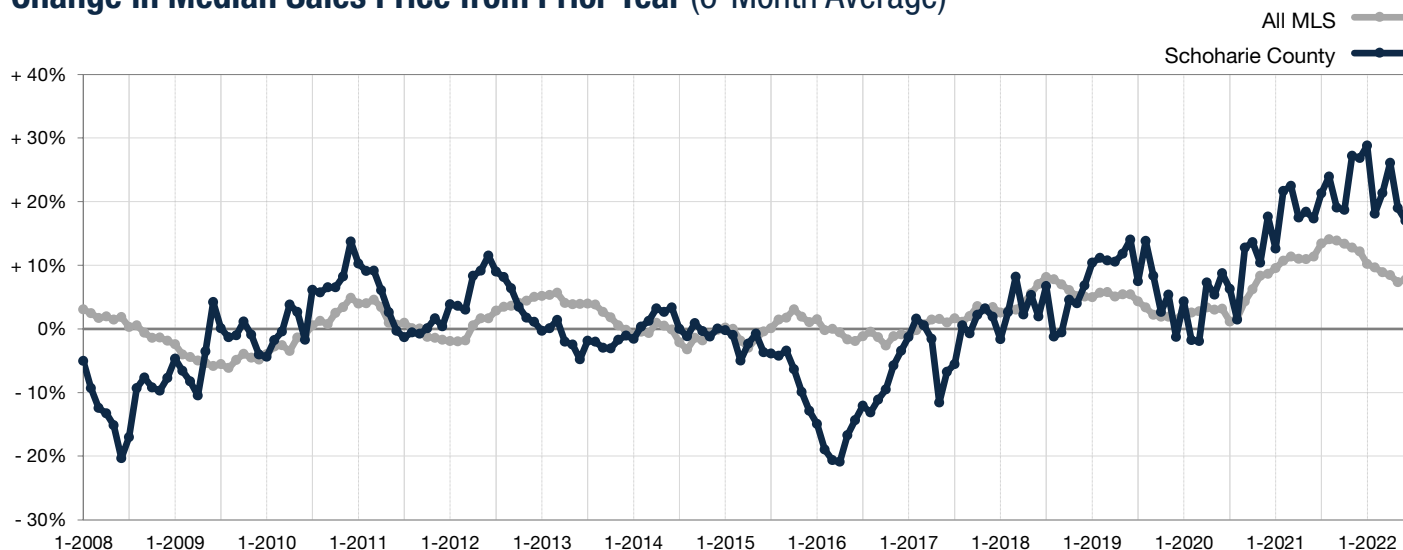
Schoharie County

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	55	39	- 29.1%	256	261	+ 2.0%
Closed Sales	34	26	- 23.5%	184	163	- 11.4%
Median Sales Price*	\$187,450	\$167,500	- 10.6%	\$170,100	\$183,000	+ 7.6%
Percent of Original List Price Received*	99.4%	96.0%	- 3.4%	95.6%	96.0%	+ 0.4%
Days on Market Until Sale	26	44	+ 68.7%	68	46	- 33.0%
Inventory of Homes for Sale	106	91	- 14.2%	--	--	--
Months Supply of Inventory	3.5	3.3	- 5.6%	--	--	--

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



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.