

# Local Market Update – February 2023

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



**- 29.6%**

Change in  
New Listings

**- 50.0%**

Change in  
Closed Sales

**+ 10.6%**

Change in  
Median Sales Price

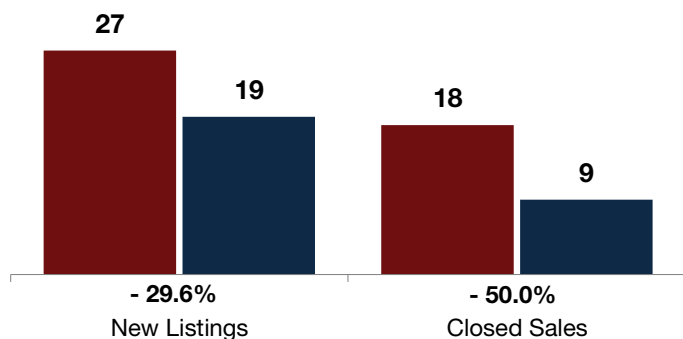
## Schoharie County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	27	19	- 29.6%	42	33	- 21.4%
Closed Sales	18	9	- 50.0%	44	26	- 40.9%
Median Sales Price*	\$225,950	\$250,000	+ 10.6%	\$165,800	\$145,500	- 12.2%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	95.2%	92.6%	- 2.7%
Days on Market Until Sale	52	72	+ 38.5%	49	58	+ 19.4%
Inventory of Homes for Sale	59	59	0.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 16.1%	--	--	--

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

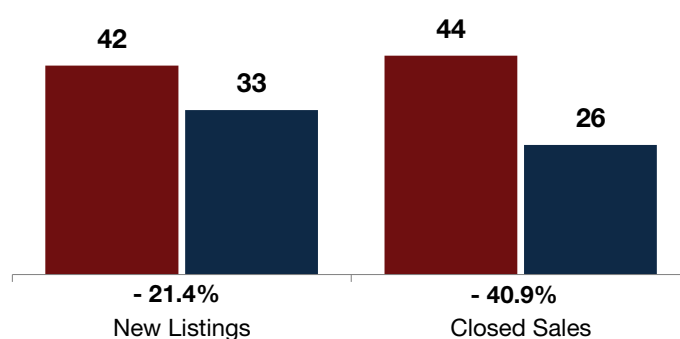
### February

■ 2022 ■ 2023

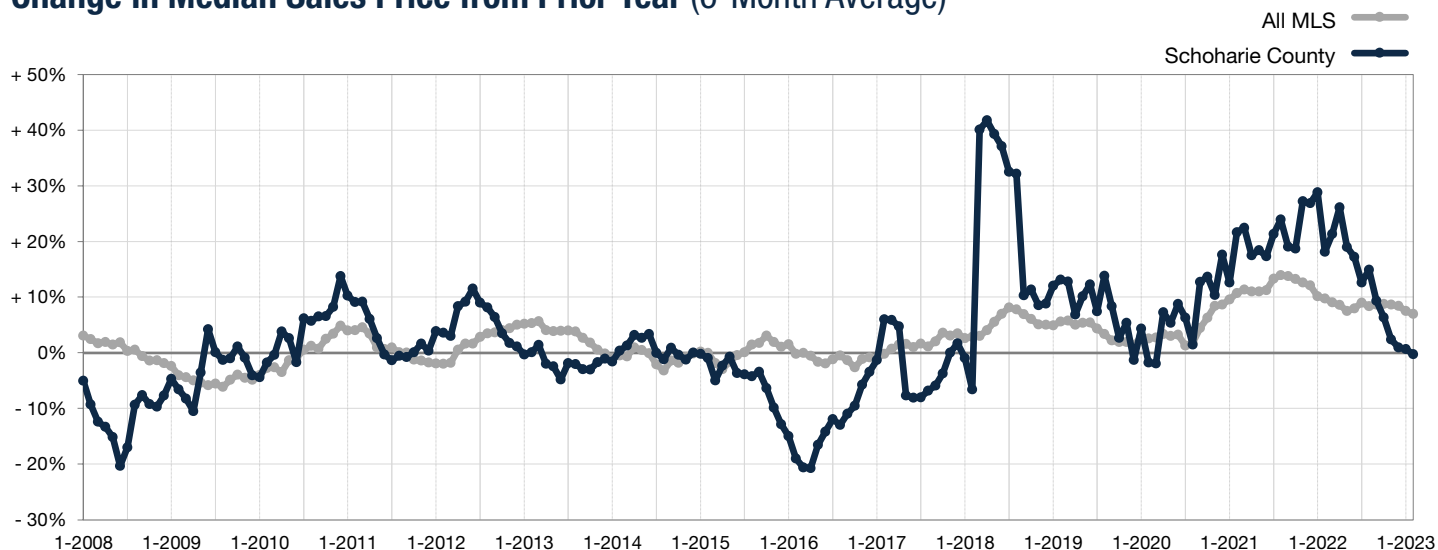


### Year to Date

■ 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.