

Local Market Update – April 2023

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



- 2.8%

+ 17.6%

+ 7.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	36	35	- 2.8%	114	88	- 22.8%
Closed Sales	17	20	+ 17.6%	77	61	- 20.8%
Median Sales Price*	\$175,000	\$187,500	+ 7.1%	\$175,100	\$184,000	+ 5.1%
Percent of Original List Price Received*	98.0%	92.4%	- 5.7%	95.7%	93.1%	- 2.7%
Days on Market Until Sale	37	79	+ 110.6%	50	65	+ 30.7%
Inventory of Homes for Sale	56	61	+ 8.9%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 32.0%	--	--	--

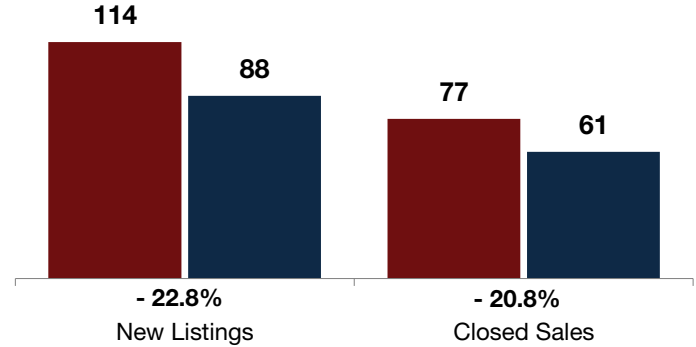
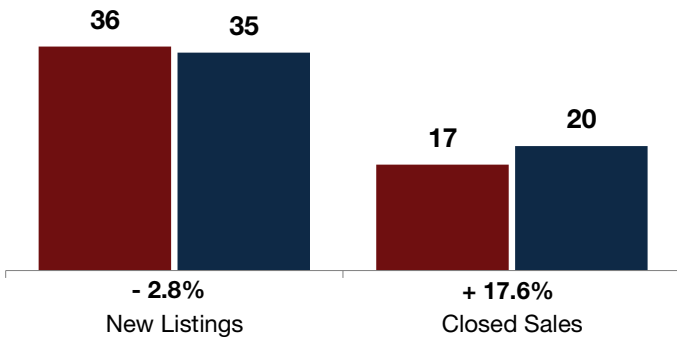
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

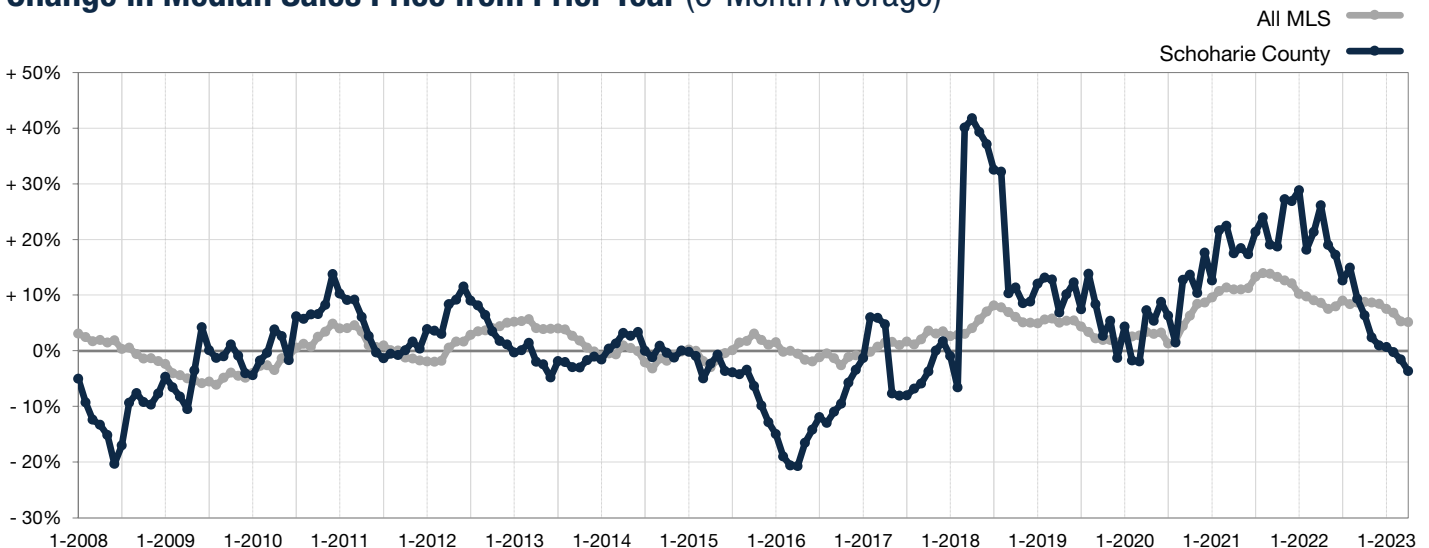
■ 2022 ■ 2023

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.