

Local Market Update – May 2023

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



- 51.0%

- 6.7%

+ 1.8%

Change in
New Listings

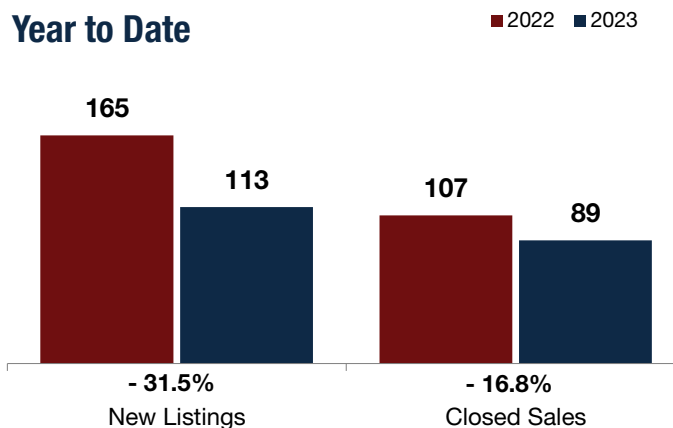
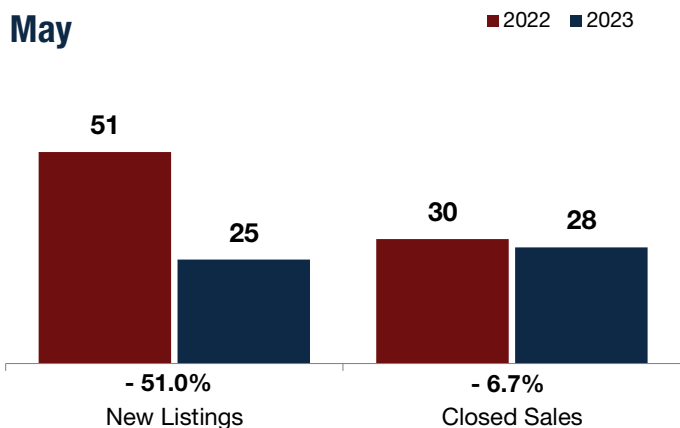
Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	51	25	- 51.0%	165	113	- 31.5%
Closed Sales	30	28	- 6.7%	107	89	- 16.8%
Median Sales Price*	\$206,200	\$210,000	+ 1.8%	\$186,170	\$190,000	+ 2.1%
Percent of Original List Price Received*	96.4%	95.4%	- 1.0%	95.9%	93.8%	- 2.2%
Days on Market Until Sale	40	65	+ 64.9%	47	65	+ 38.8%
Inventory of Homes for Sale	73	52	- 28.8%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.2%	--	--	--

* 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.