

Local Market Update – July 2023

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



- 22.5%

- 44.8%

+ 5.6%

Change in
New Listings

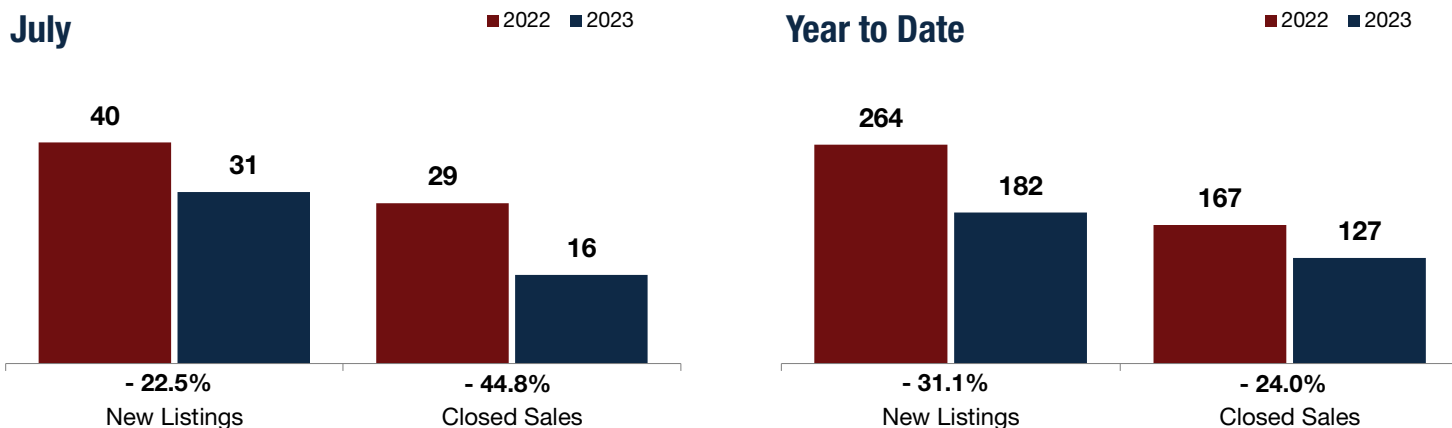
Change in
Closed Sales

Change in
Median Sales Price

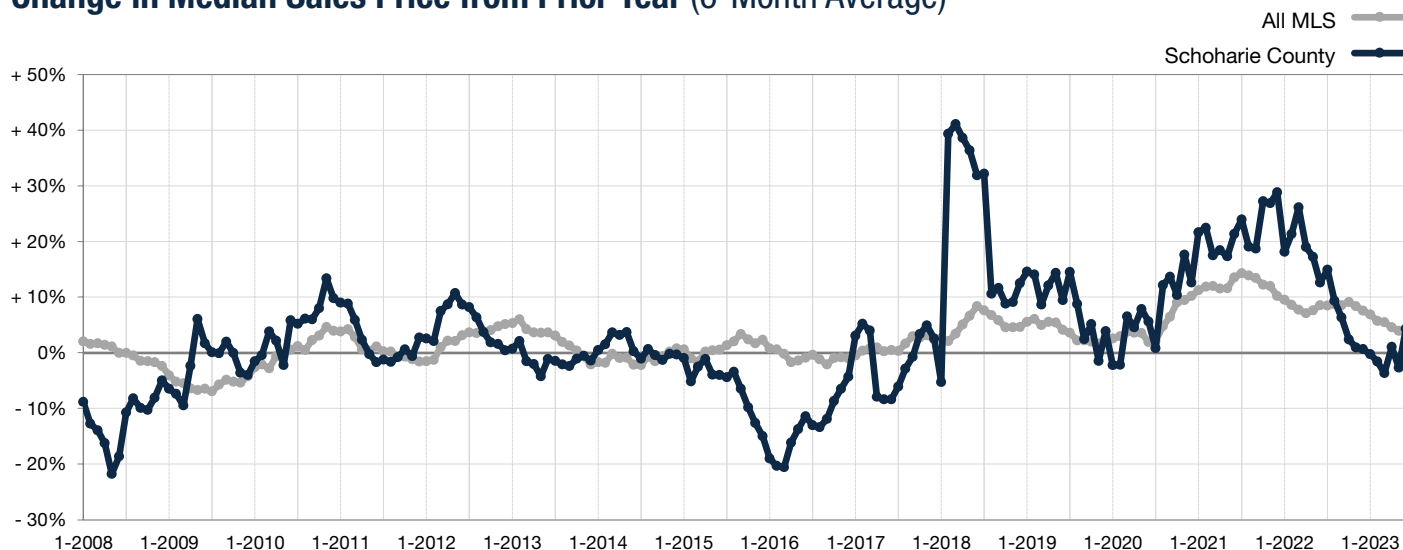
Schoharie County

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	40	31	- 22.5%	264	182	- 31.1%
Closed Sales	29	16	- 44.8%	167	127	- 24.0%
Median Sales Price*	\$170,000	\$179,500	+ 5.6%	\$184,000	\$195,000	+ 6.0%
Percent of Original List Price Received*	96.5%	98.6%	+ 2.2%	96.1%	94.7%	- 1.5%
Days on Market Until Sale	46	48	+ 4.9%	46	59	+ 28.7%
Inventory of Homes for Sale	96	56	- 41.7%	--	--	--
Months Supply of Inventory	3.5	2.5	- 29.2%	--	--	--

* 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.