

# Local Market Update – August 2023

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



**- 27.0%**

Change in  
New Listings

**- 30.0%**

Change in  
Closed Sales

**+ 15.5%**

Change in  
Median Sales Price

## Schoharie County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	37	27	- 27.0%	301	209	- 30.6%
Closed Sales	40	28	- 30.0%	207	156	- 24.6%
Median Sales Price*	\$226,229	<b>\$261,250</b>	+ 15.5%	\$185,000	<b>\$199,500</b>	+ 7.8%
Percent of Original List Price Received*	100.6%	<b>95.7%</b>	- 4.9%	97.0%	<b>94.9%</b>	- 2.1%
Days on Market Until Sale	21	<b>71</b>	+ 239.9%	41	<b>60</b>	+ 48.3%
Inventory of Homes for Sale	106	<b>60</b>	- 43.4%	--	--	--
Months Supply of Inventory	4.0	<b>2.7</b>	- 33.3%	--	--	--

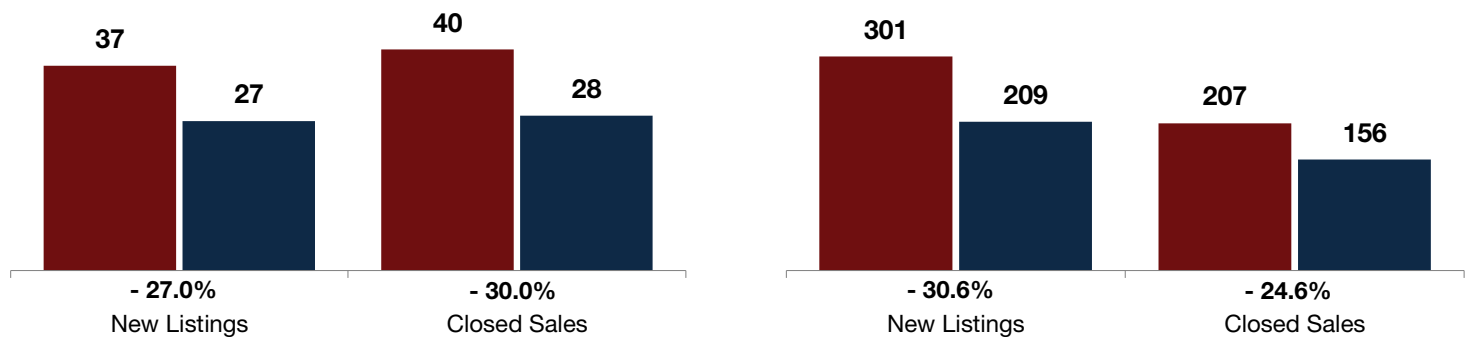
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

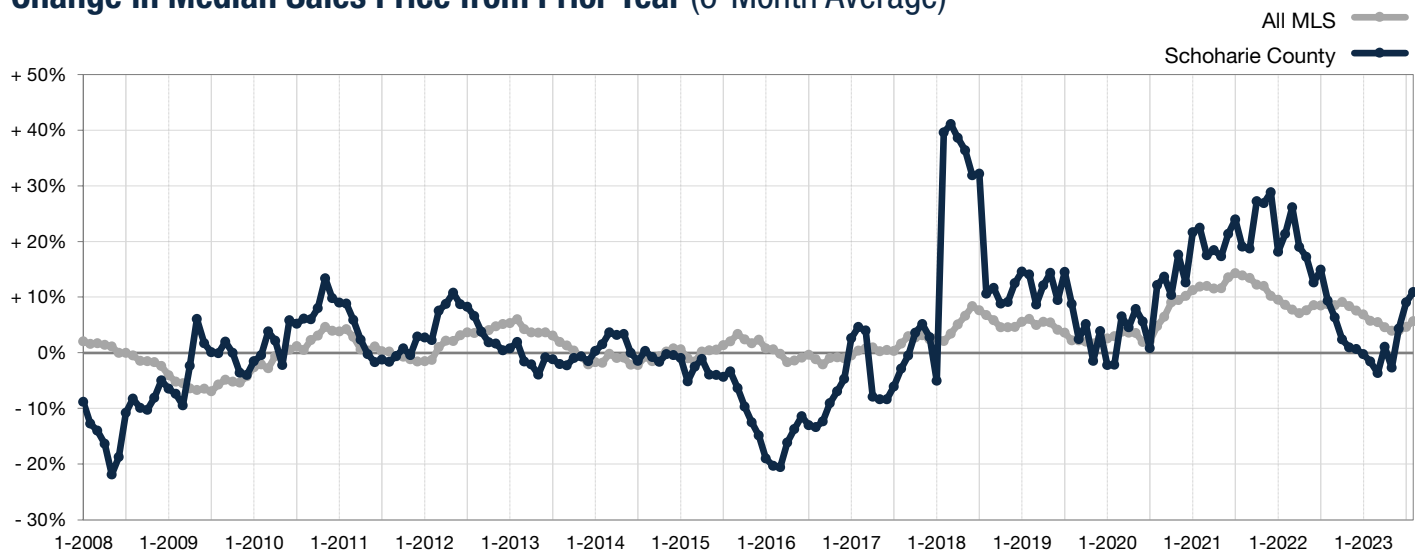
■ 2022 ■ 2023

### 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.