

# Local Market Update – October 2023

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



**+ 16.0%**      **+ 31.8%**      **+ 36.5%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Schoharie County

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	25	29	+ 16.0%	356	280	- 21.3%
Closed Sales	22	29	+ 31.8%	255	208	- 18.4%
Median Sales Price*	\$181,000	<b>\$247,000</b>	+ 36.5%	\$185,000	<b>\$219,950</b>	+ 18.9%
Percent of Original List Price Received*	95.0%	<b>101.1%</b>	+ 6.4%	96.8%	<b>96.1%</b>	- 0.7%
Days on Market Until Sale	34	<b>38</b>	+ 11.9%	41	<b>54</b>	+ 31.5%
Inventory of Homes for Sale	98	<b>78</b>	- 20.4%	--	--	--
Months Supply of Inventory	3.7	<b>3.5</b>	- 5.0%	--	--	--

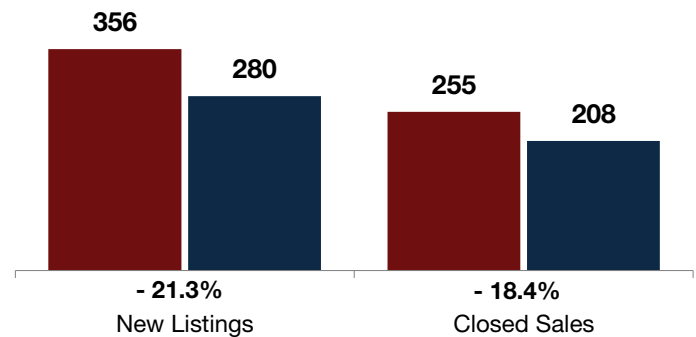
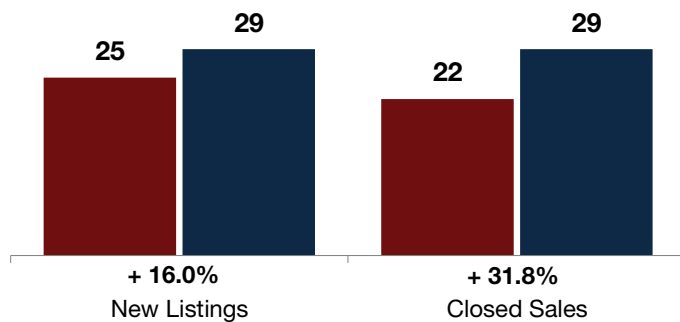
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

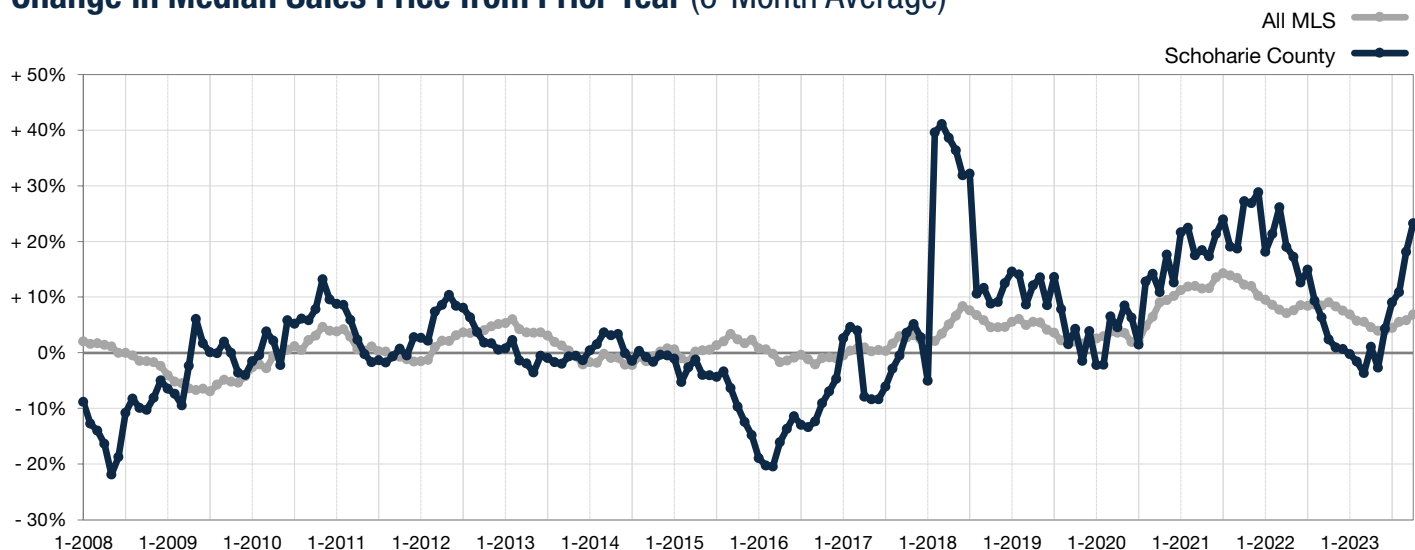
■ 2022 ■ 2023

### 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.