

Local Market Update – November 2023

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



+ 77.8% **- 47.4%** **- 9.6%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

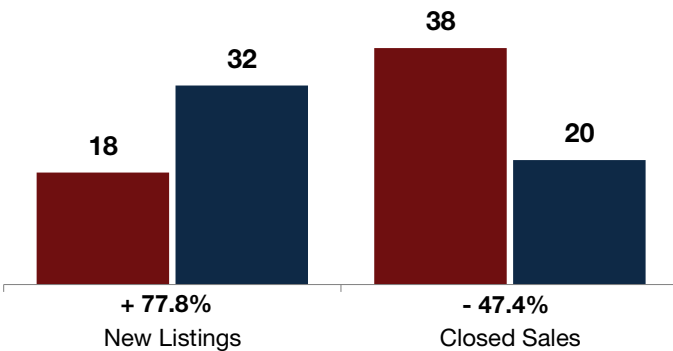
Schoharie County

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	18	32	+ 77.8%	374	312	- 16.6%
Closed Sales	38	20	- 47.4%	293	229	- 21.8%
Median Sales Price*	\$215,000	\$194,450	- 9.6%	\$190,800	\$217,500	+ 14.0%
Percent of Original List Price Received*	93.8%	90.5%	- 3.5%	96.4%	95.7%	- 0.7%
Days on Market Until Sale	31	47	+ 50.6%	40	53	+ 33.7%
Inventory of Homes for Sale	95	82	- 13.7%	--	--	--
Months Supply of Inventory	3.8	3.7	- 3.0%	--	--	--

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

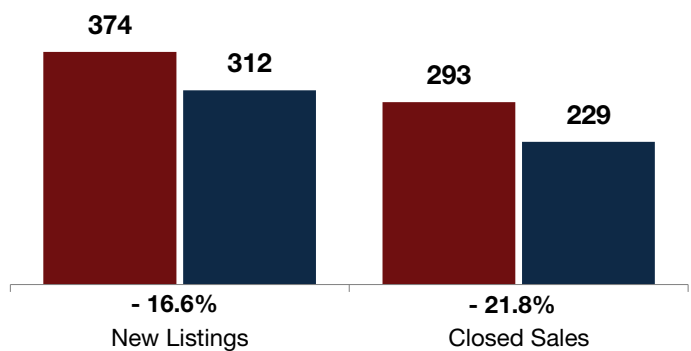
November

■ 2022 ■ 2023

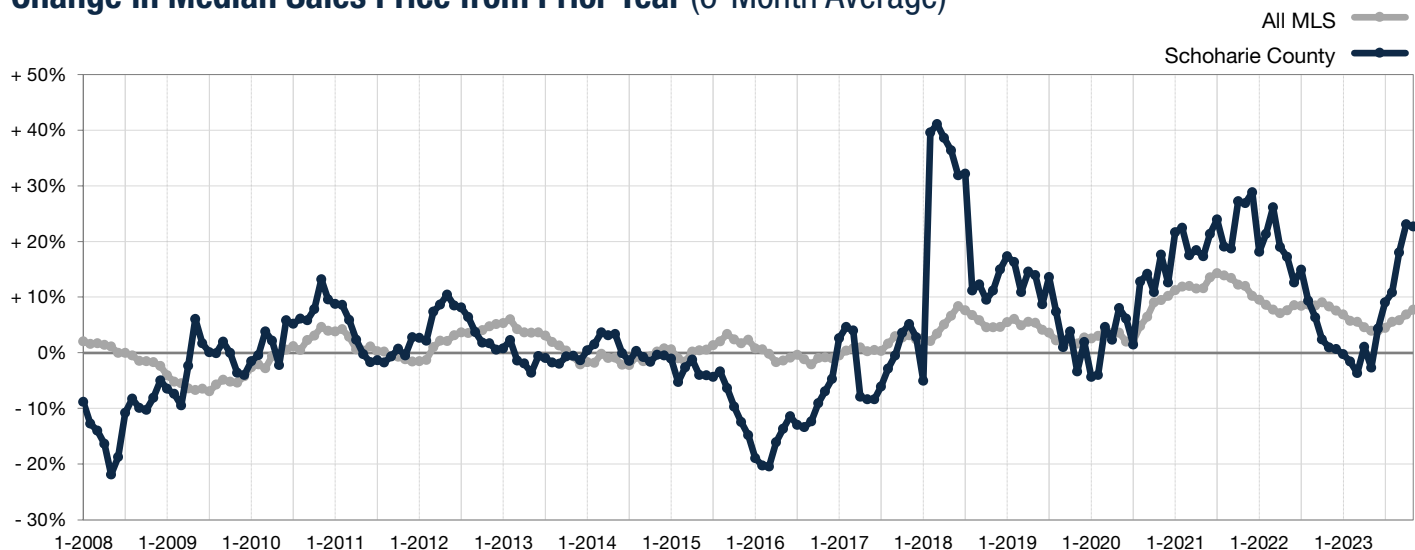


Year to Date

■ 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.