

Local Market Update – January 2024

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



City of Schenectady

+ 5.3%

Change in
New Listings

- 52.9%

Change in
Closed Sales

+ 16.0%

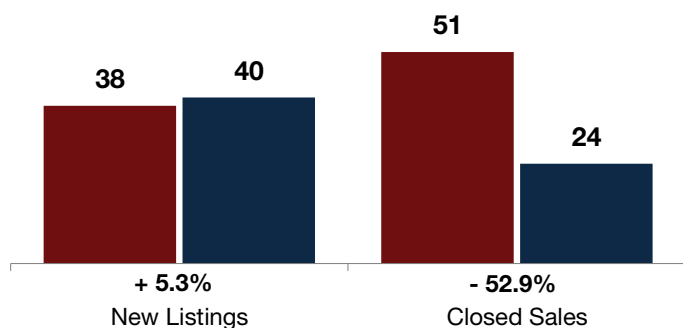
Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	38	40	+ 5.3%	38	40	+ 5.3%
Closed Sales	51	24	- 52.9%	51	24	- 52.9%
Median Sales Price*	\$186,000	\$215,750	+ 16.0%	\$186,000	\$215,750	+ 16.0%
Percent of Original List Price Received*	95.2%	94.8%	- 0.5%	95.2%	94.8%	- 0.5%
Days on Market Until Sale	37	25	- 33.1%	37	25	- 33.1%
Inventory of Homes for Sale	67	66	- 1.5%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 58.0%	--	--	--

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

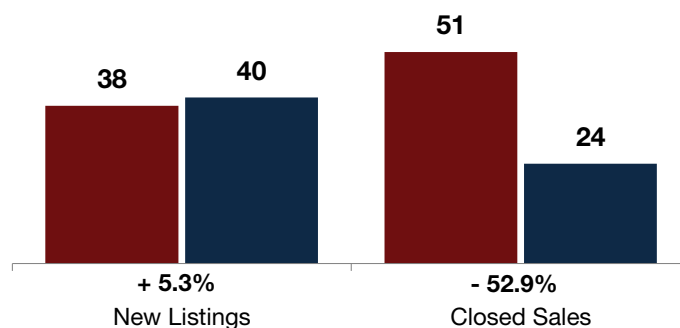
January

■ 2023 ■ 2024

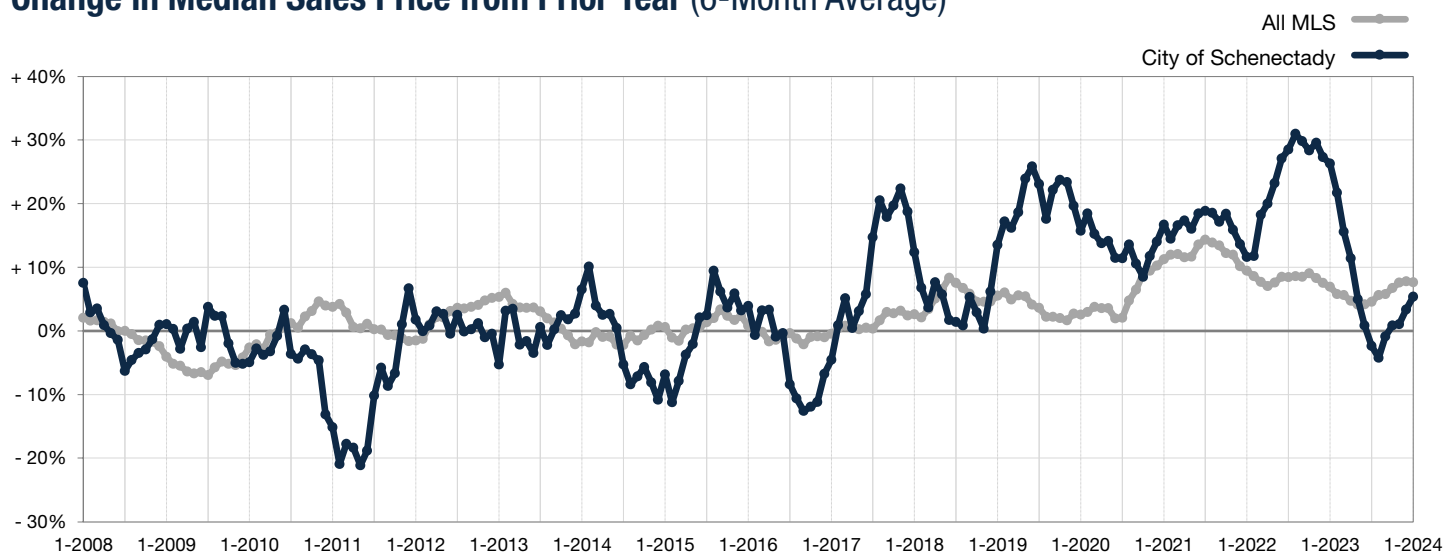


Year to Date

■ 2023 ■ 2024



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.