

Local Market Update – February 2024

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



City of Schenectady

+ 5.4%

Change in
New Listings

- 45.9%

Change in
Closed Sales

+ 5.8%

Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	37	39	+ 5.4%	75	78	+ 4.0%
Closed Sales	37	20	- 45.9%	88	45	- 48.9%
Median Sales Price*	\$180,000	\$190,361	+ 5.8%	\$185,000	\$202,500	+ 9.5%
Percent of Original List Price Received*	92.0%	96.5%	+ 4.9%	93.9%	95.7%	+ 1.9%
Days on Market Until Sale	49	43	- 12.1%	42	33	- 22.5%
Inventory of Homes for Sale	64	58	- 9.4%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 38.4%	--	--	--

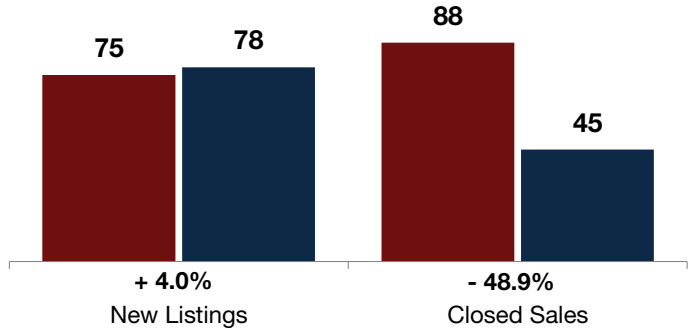
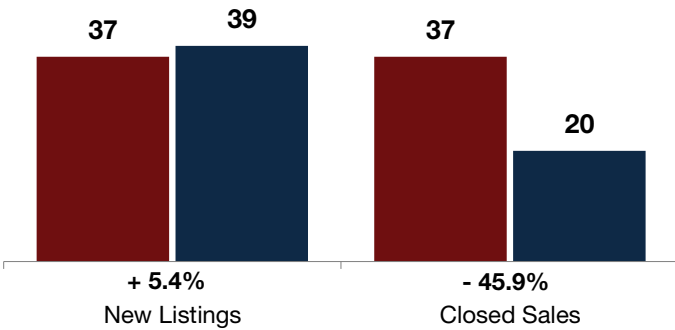
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

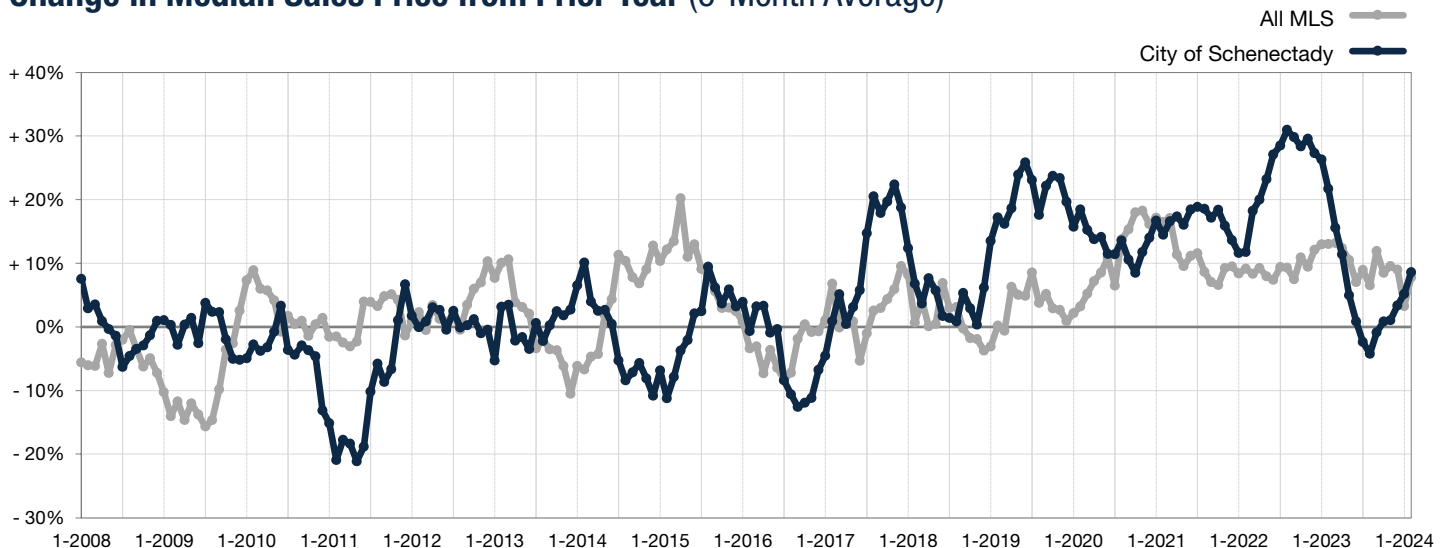
■ 2023 ■ 2024

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.