

# Local Market Update – March 2024

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



## City of Schenectady

**0.0%**

Change in  
New Listings

**- 39.1%**

Change in  
Closed Sales

**+ 18.8%**

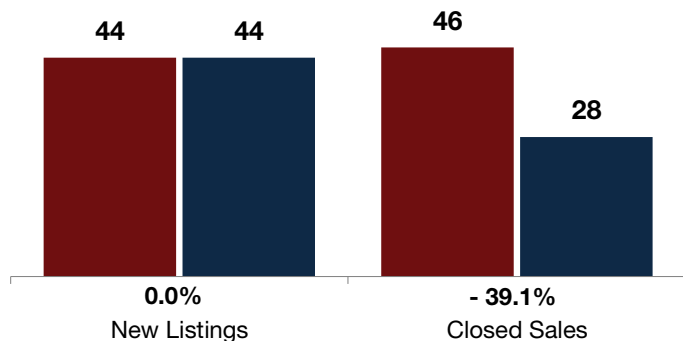
Change in  
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	44	44	0.0%	119	123	+ 3.4%
Closed Sales	46	28	- 39.1%	134	75	- 44.0%
Median Sales Price*	\$183,500	\$218,000	+ 18.8%	\$185,000	\$208,750	+ 12.8%
Percent of Original List Price Received*	98.7%	101.4%	+ 2.7%	95.6%	97.9%	+ 2.5%
Days on Market Until Sale	35	29	- 16.6%	40	31	- 22.8%
Inventory of Homes for Sale	62	62	0.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 46.0%	--	--	--

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

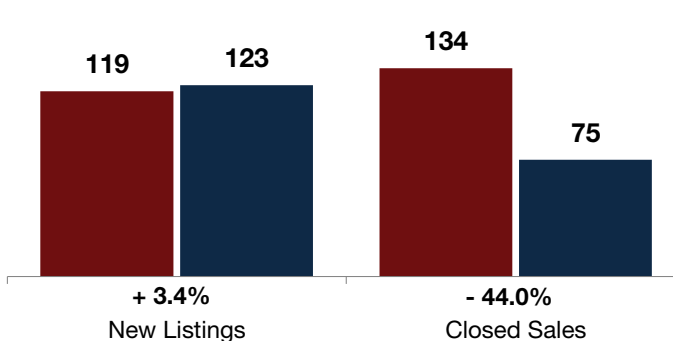
### March

■ 2023 ■ 2024

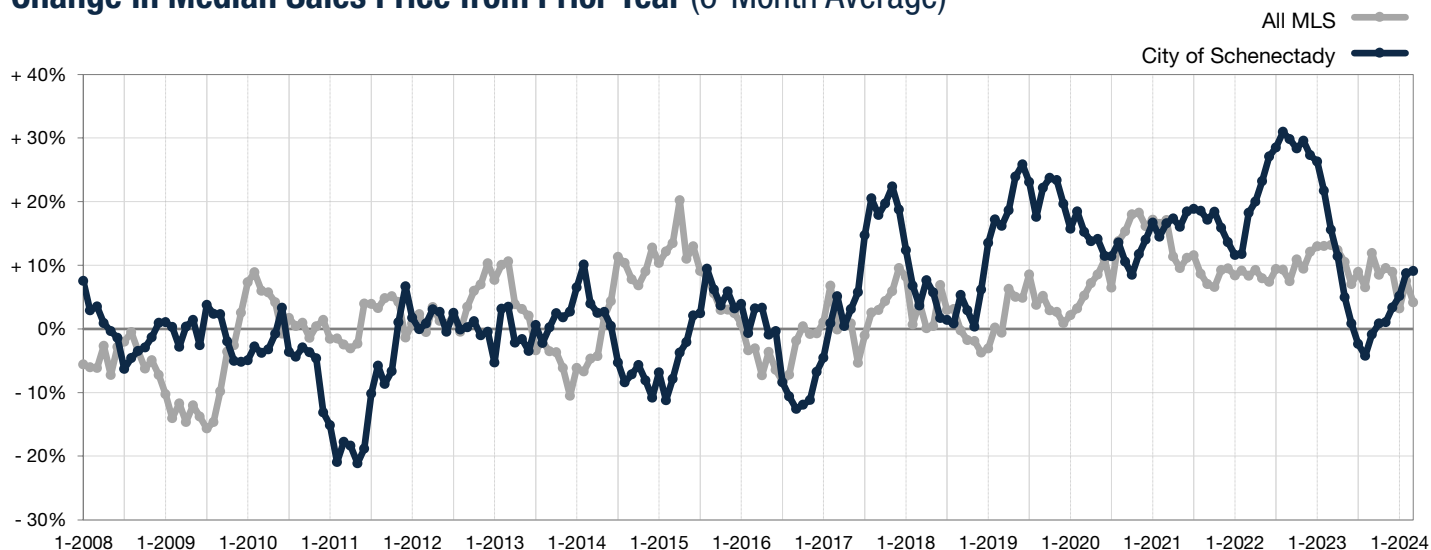


### Year to Date

■ 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.