

# Local Market Update – April 2024

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



## City of Schenectady

**+ 15.2%**

Change in  
New Listings

**+ 7.7%**

Change in  
Closed Sales

**+ 20.0%**

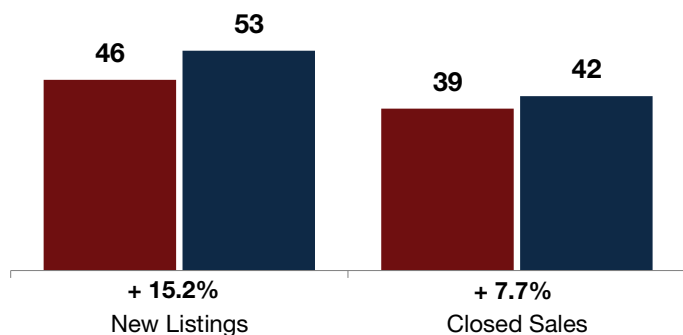
Change in  
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	46	53	+ 15.2%	166	178	+ 7.2%
Closed Sales	39	42	+ 7.7%	173	119	- 31.2%
Median Sales Price*	\$190,000	<b>\$228,000</b>	+ 20.0%	\$185,000	<b>\$208,750</b>	+ 12.8%
Percent of Original List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	96.5%	<b>98.2%</b>	+ 1.8%
Days on Market Until Sale	36	<b>37</b>	+ 2.1%	39	<b>33</b>	- 15.6%
Inventory of Homes for Sale	61	<b>54</b>	- 11.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.2</b>	+ 17.3%	--	--	--

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

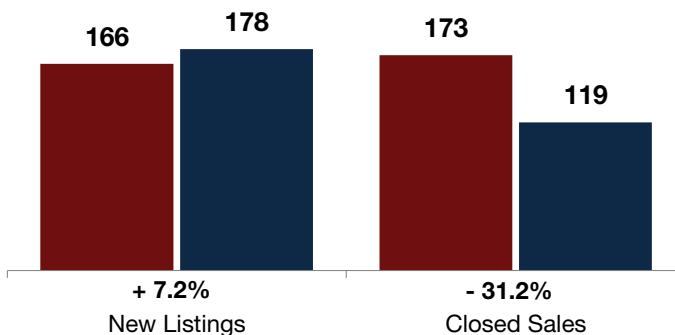
### April

■ 2023 ■ 2024

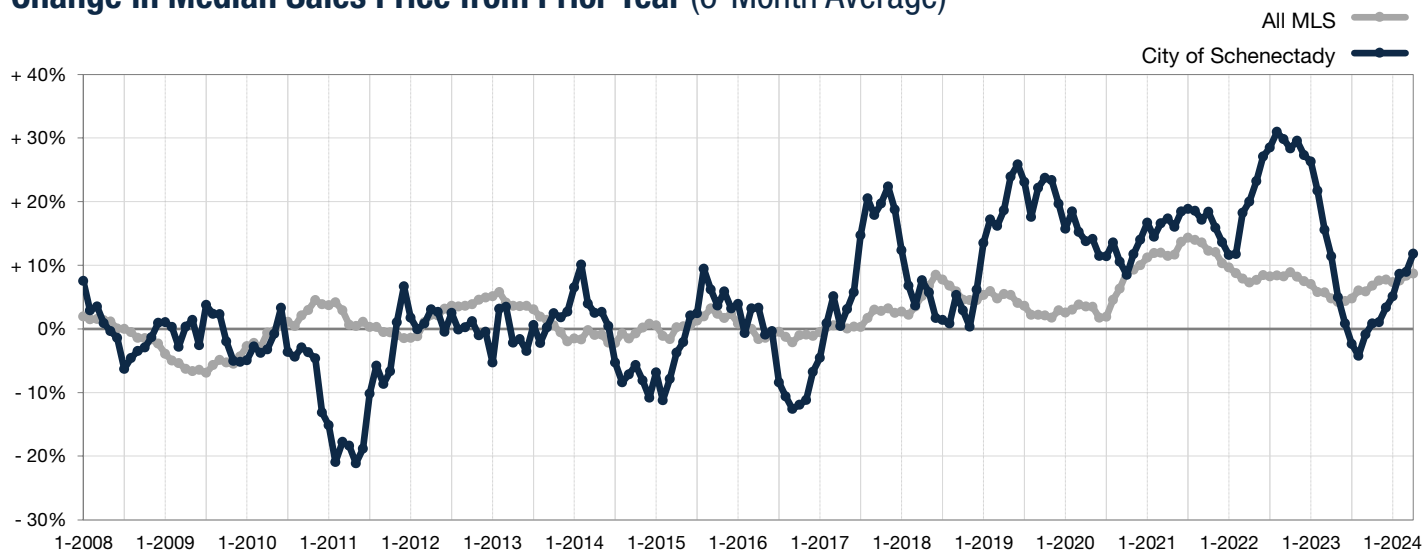


### Year to Date

■ 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.