

# Local Market Update – May 2024

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



## City of Schenectady

**- 18.7%**

Change in  
New Listings

**+ 25.0%**

Change in  
Closed Sales

**+ 13.2%**

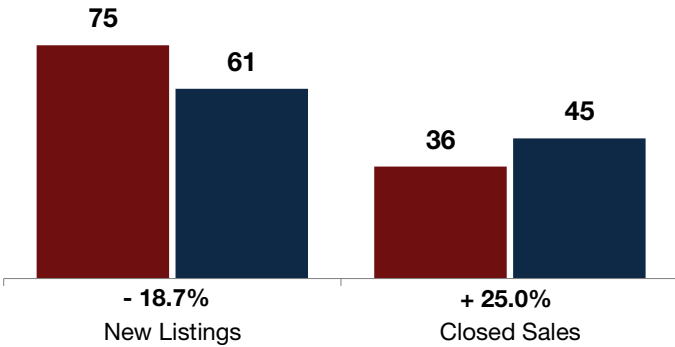
Change in  
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	75	61	- 18.7%	241	238	- 1.2%
Closed Sales	36	45	+ 25.0%	209	164	- 21.5%
Median Sales Price*	\$200,969	<b>\$227,500</b>	+ 13.2%	\$185,830	<b>\$216,000</b>	+ 16.2%
Percent of Original List Price Received*	104.7%	<b>101.6%</b>	- 3.0%	97.9%	<b>99.2%</b>	+ 1.3%
Days on Market Until Sale	19	<b>35</b>	+ 83.0%	35	<b>33</b>	- 5.8%
Inventory of Homes for Sale	65	<b>63</b>	- 3.1%	--	--	--
Months Supply of Inventory	1.1	<b>1.5</b>	+ 31.1%	--	--	--

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

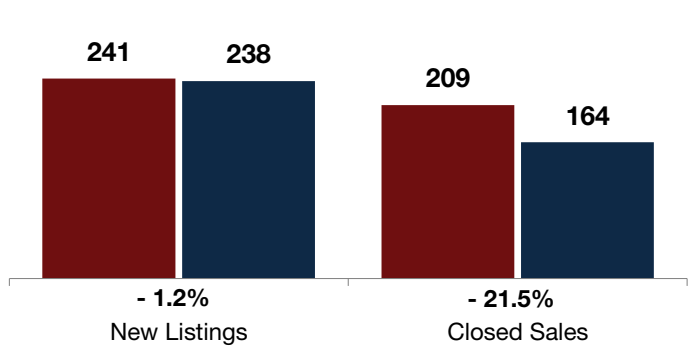
### May

■ 2023 ■ 2024

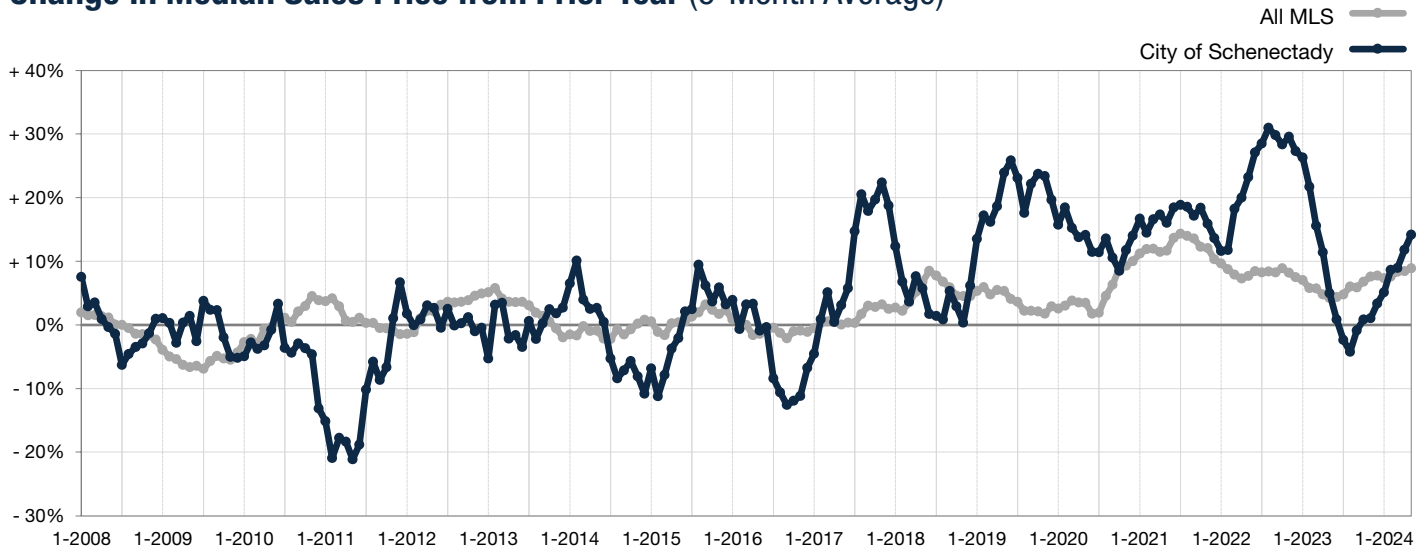


### Year to Date

■ 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.