

Local Market Update – June 2024

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



City of Schenectady

- 15.5%

Change in
New Listings

+ 4.4%

Change in
Closed Sales

+ 7.6%

Change in
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	58	49	- 15.5%	299	288	- 3.7%
Closed Sales	45	47	+ 4.4%	254	213	- 16.1%
Median Sales Price*	\$210,000	\$226,000	+ 7.6%	\$190,000	\$216,500	+ 13.9%
Percent of Original List Price Received*	102.0%	101.3%	- 0.8%	98.6%	99.9%	+ 1.3%
Days on Market Until Sale	38	27	- 30.0%	36	32	- 11.4%
Inventory of Homes for Sale	67	70	+ 4.5%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 37.6%	--	--	--

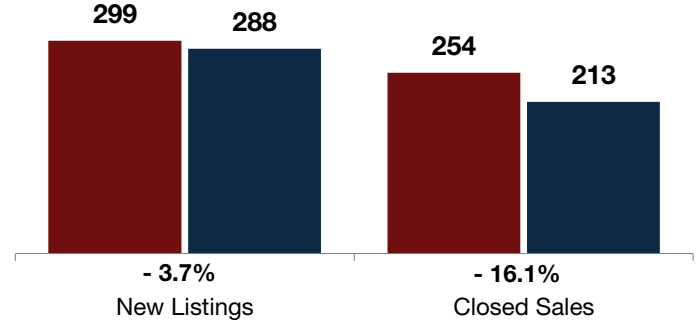
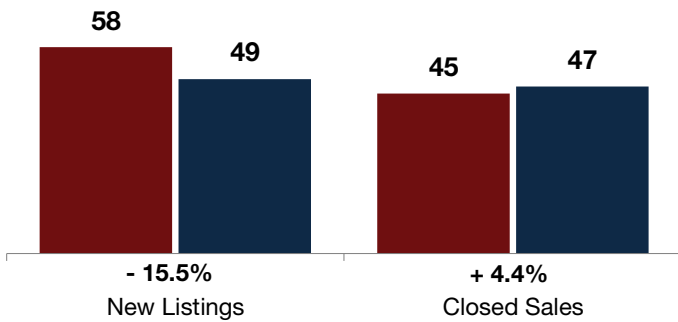
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

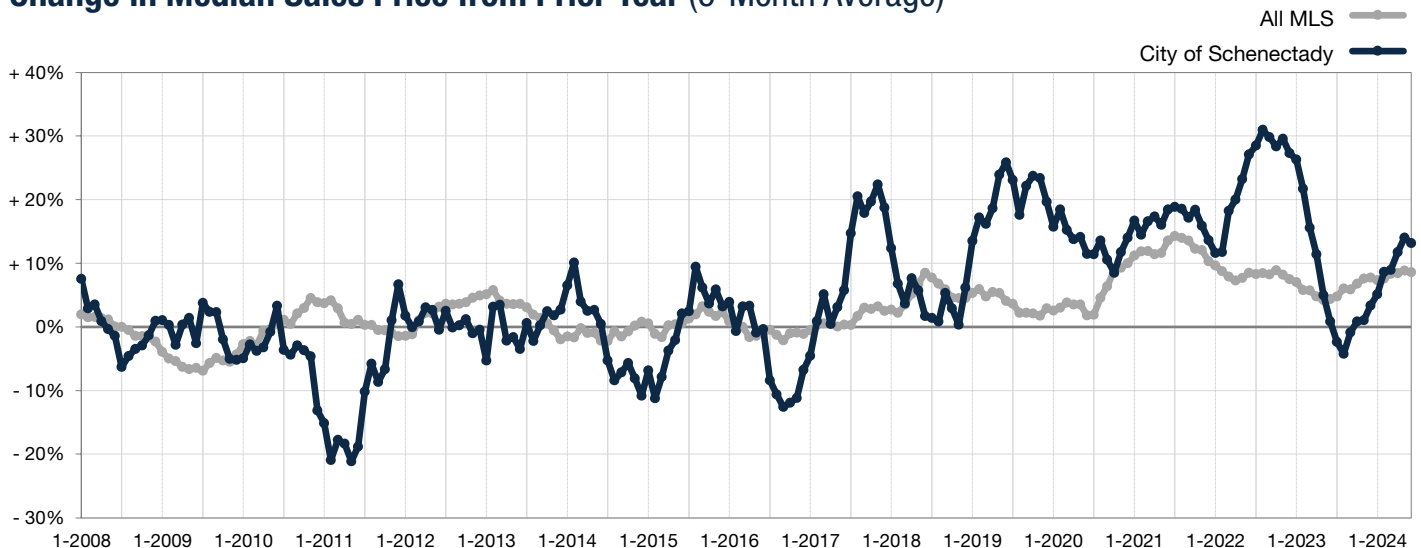
■ 2023 ■ 2024

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.