

# Local Market Update – July 2024

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



## City of Schenectady

**- 25.0%**

Change in  
New Listings

**- 36.2%**

Change in  
Closed Sales

**- 0.5%**

Change in  
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	68	51	- 25.0%	367	340	- 7.4%
Closed Sales	58	37	- 36.2%	312	254	- 18.6%
Median Sales Price*	\$221,000	\$220,000	- 0.5%	\$195,000	\$218,000	+ 11.8%
Percent of Original List Price Received*	102.7%	102.9%	+ 0.2%	99.4%	100.3%	+ 0.9%
Days on Market Until Sale	12	15	+ 26.4%	31	29	- 6.9%
Inventory of Homes for Sale	79	75	- 5.1%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 22.3%	--	--	--

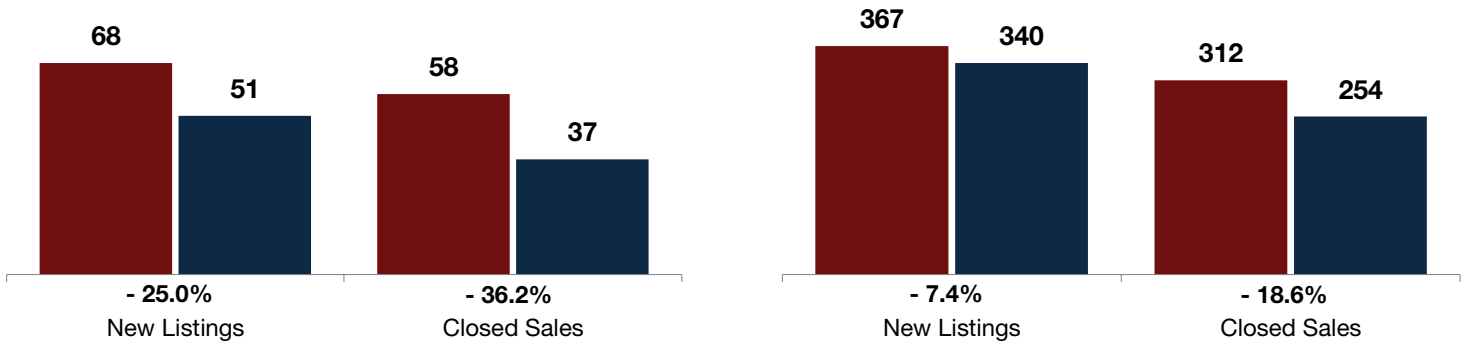
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

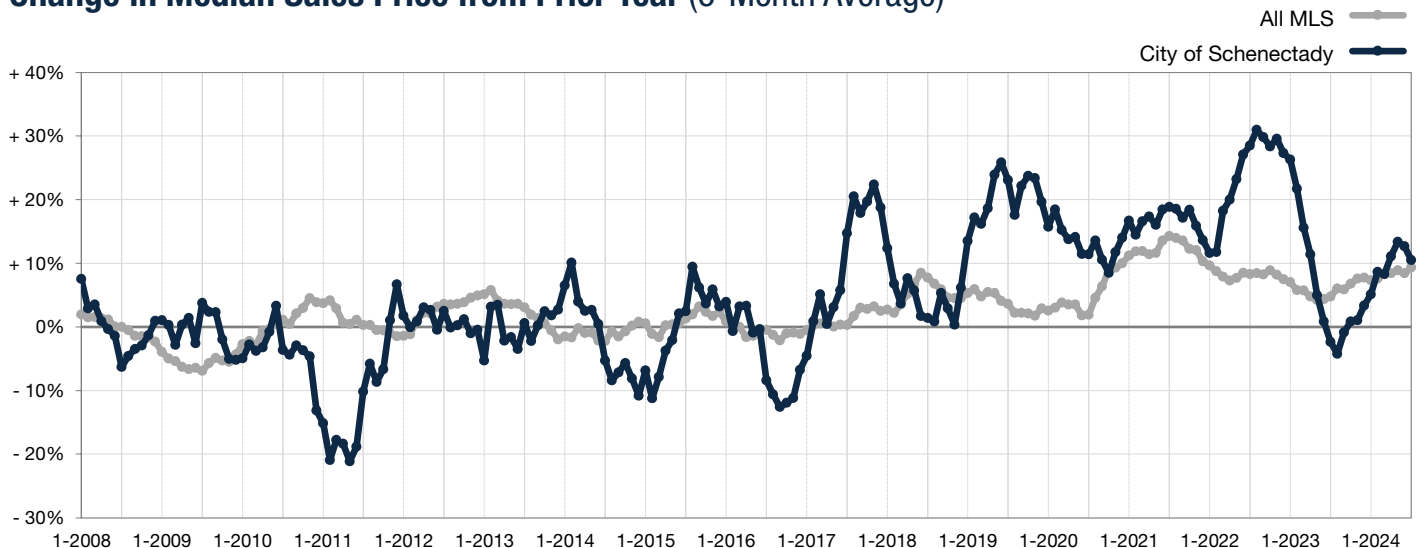
■ 2023 ■ 2024

### 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.