

Local Market Update – August 2024

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



City of Schenectady

- 3.4%

Change in
New Listings

- 32.1%

Change in
Closed Sales

+ 2.4%

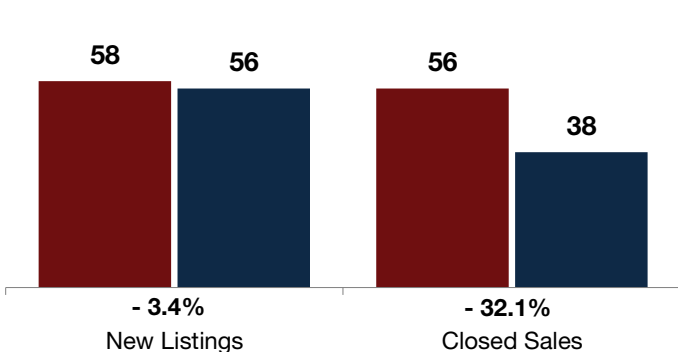
Change in
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	58	56	- 3.4%	426	396	- 7.0%
Closed Sales	56	38	- 32.1%	368	292	- 20.7%
Median Sales Price*	\$217,500	\$222,750	+ 2.4%	\$199,900	\$218,000	+ 9.1%
Percent of Original List Price Received*	101.3%	99.2%	- 2.0%	99.7%	100.1%	+ 0.4%
Days on Market Until Sale	25	44	+ 78.9%	30	32	+ 4.6%
Inventory of Homes for Sale	83	77	- 7.2%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 14.9%	--	--	--

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

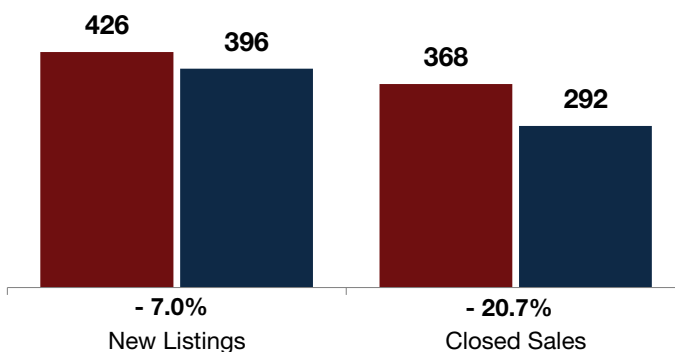
August

■ 2023 ■ 2024

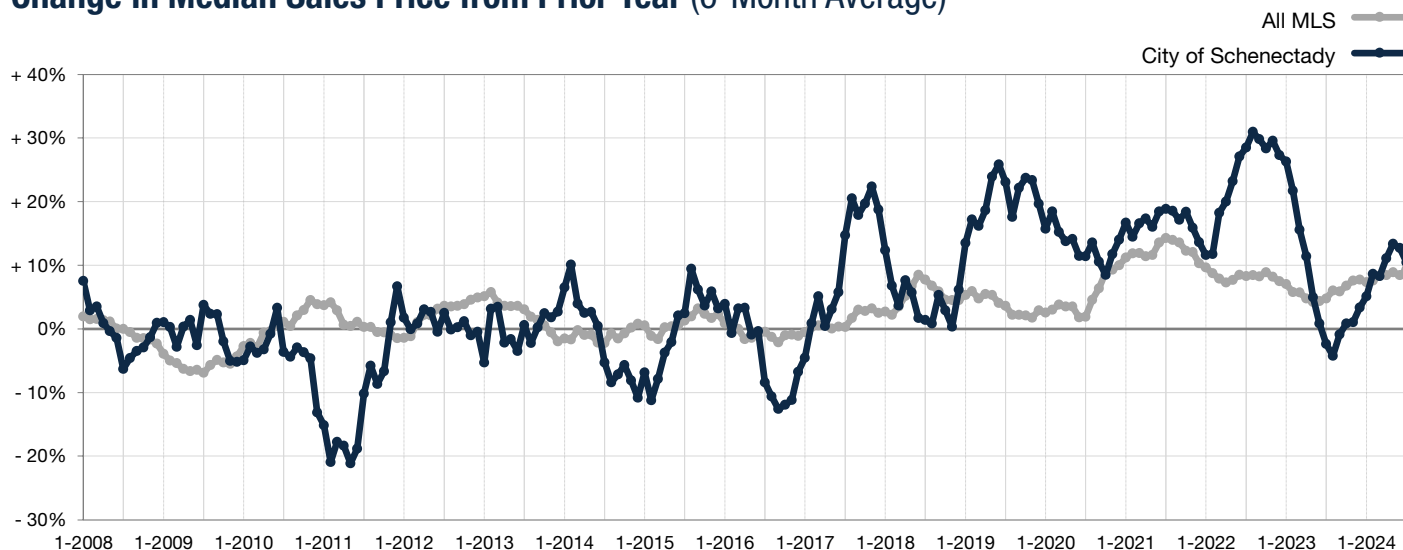


Year to Date

■ 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.