

Local Market Update – September 2024

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



City of Schenectady

+ 28.9%

- 32.1%

- 2.1%

Change in
New Listings

Change in
Closed Sales

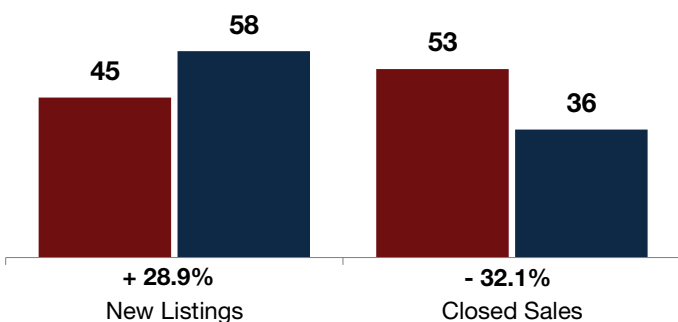
Change in
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	45	58	+ 28.9%	471	457	- 3.0%
Closed Sales	53	36	- 32.1%	421	331	- 21.4%
Median Sales Price*	\$245,100	\$239,900	- 2.1%	\$200,000	\$219,900	+ 9.9%
Percent of Original List Price Received*	106.5%	100.5%	- 5.7%	100.5%	100.2%	- 0.4%
Days on Market Until Sale	15	15	+ 0.4%	28	30	+ 6.8%
Inventory of Homes for Sale	83	78	- 6.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 8.7%	--	--	--

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

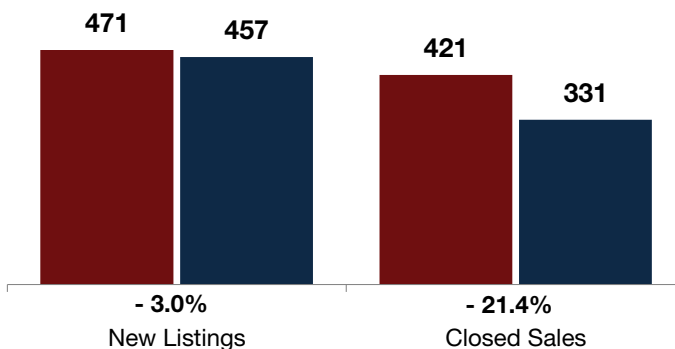
September

■ 2023 ■ 2024

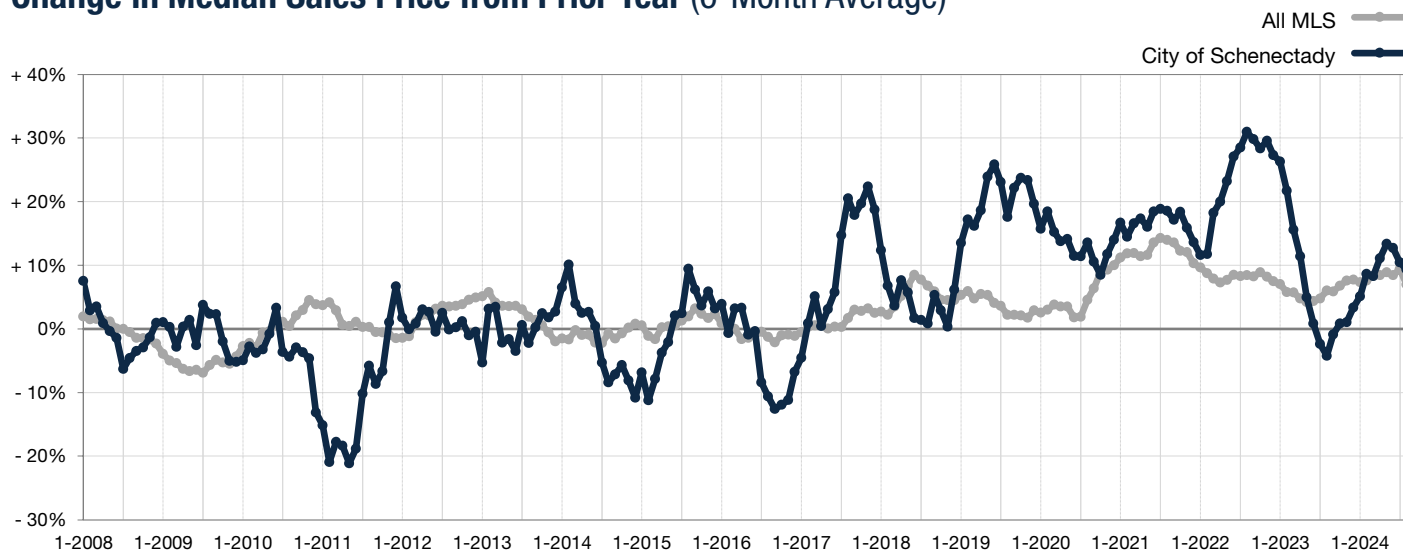


Year to Date

■ 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.