

Local Market Update – October 2024

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



City of Schenectady

- 11.1%

Change in
New Listings

- 8.9%

Change in
Closed Sales

+ 9.4%

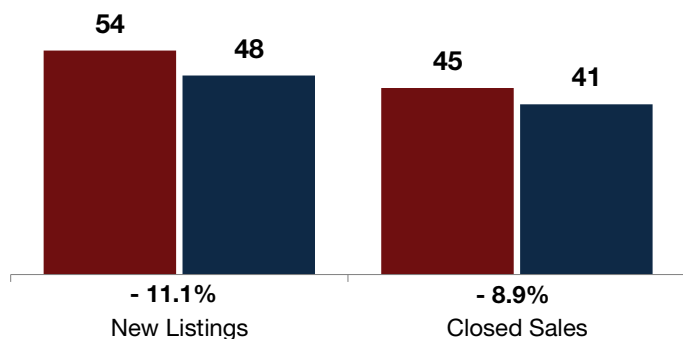
Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	54	48	- 11.1%	525	506	- 3.6%
Closed Sales	45	41	- 8.9%	466	376	- 19.3%
Median Sales Price*	\$224,000	\$245,000	+ 9.4%	\$202,021	\$220,000	+ 8.9%
Percent of Original List Price Received*	100.6%	100.3%	- 0.4%	100.6%	100.2%	- 0.4%
Days on Market Until Sale	22	19	- 11.2%	28	29	+ 4.5%
Inventory of Homes for Sale	83	72	- 13.3%	--	--	--
Months Supply of Inventory	1.8	1.8	- 0.7%	--	--	--

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

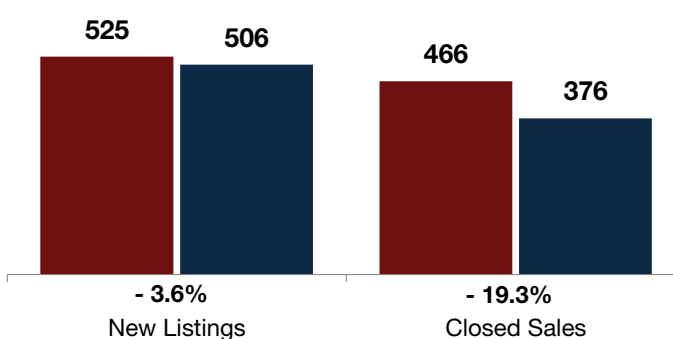
October

■ 2023 ■ 2024

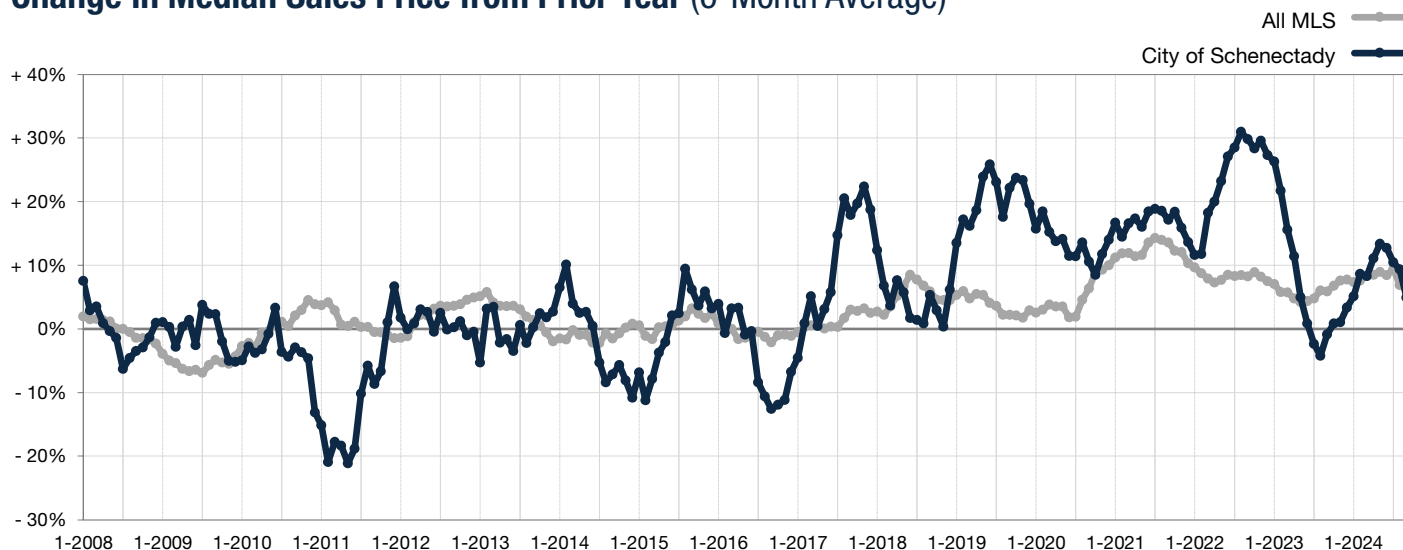


Year to Date

■ 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.