

# Local Market Update – November 2024

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



## City of Schenectady

**+ 7.1%**

Change in  
New Listings

**+ 13.5%**

Change in  
Closed Sales

**+ 8.5%**

Change in  
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	42	45	+ 7.1%	567	551	- 2.8%
Closed Sales	37	42	+ 13.5%	503	420	- 16.5%
Median Sales Price*	\$216,000	<b>\$234,450</b>	+ 8.5%	\$203,500	<b>\$220,000</b>	+ 8.1%
Percent of Original List Price Received*	100.7%	100.4%	- 0.2%	100.6%	100.2%	- 0.3%
Days on Market Until Sale	14	38	+ 182.9%	27	30	+ 12.7%
Inventory of Homes for Sale	83	76	- 8.4%	--	--	--
Months Supply of Inventory	1.9	1.9	+ 0.3%	--	--	--

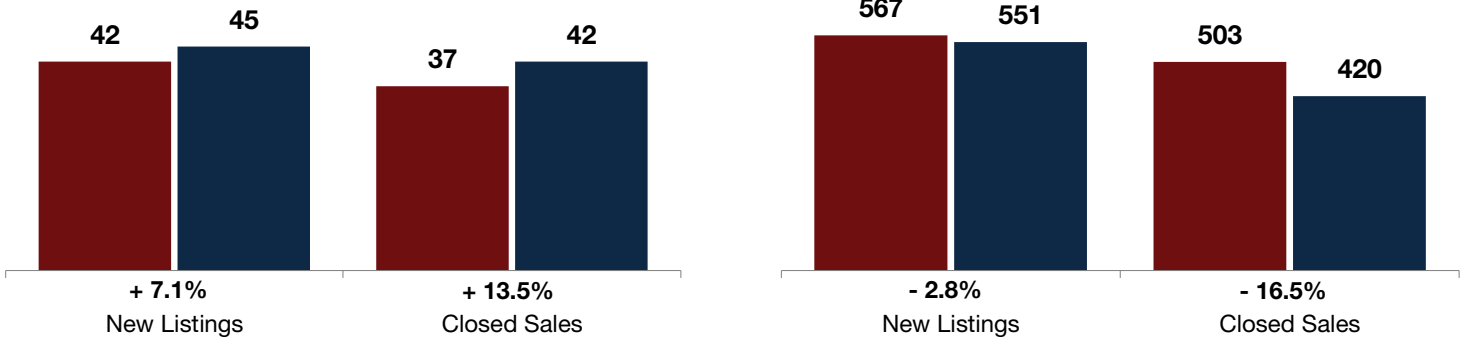
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

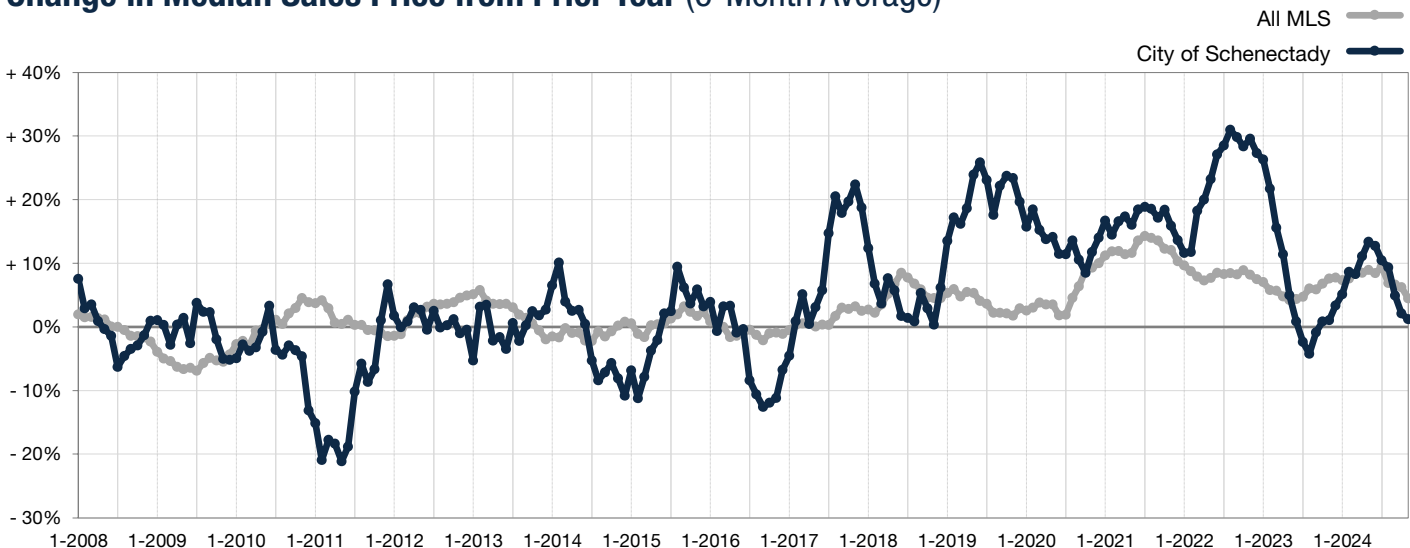
■ 2023 ■ 2024

### 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.