

# Local Market Update – December 2024

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



## City of Schenectady

**+ 31.8%**

Change in  
New Listings

**- 26.2%**

Change in  
Closed Sales

**+ 13.6%**

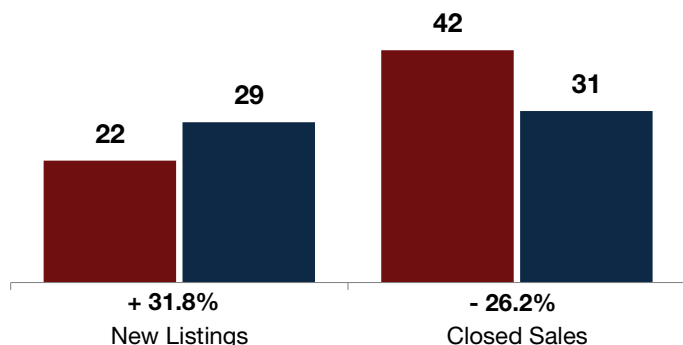
Change in  
Median Sales Price

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	29	+ 31.8%	589	581	- 1.4%
Closed Sales	42	31	- 26.2%	545	453	- 16.9%
Median Sales Price*	\$220,000	\$250,000	+ 13.6%	\$205,000	\$223,500	+ 9.0%
Percent of Original List Price Received*	101.6%	99.6%	- 2.0%	100.6%	100.2%	- 0.4%
Days on Market Until Sale	27	31	+ 15.7%	27	30	+ 12.5%
Inventory of Homes for Sale	77	55	- 28.6%	--	--	--
Months Supply of Inventory	1.8	1.3	- 26.0%	--	--	--

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

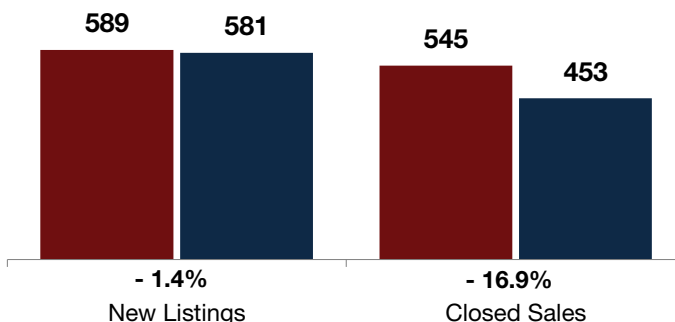
### December

■ 2023 ■ 2024

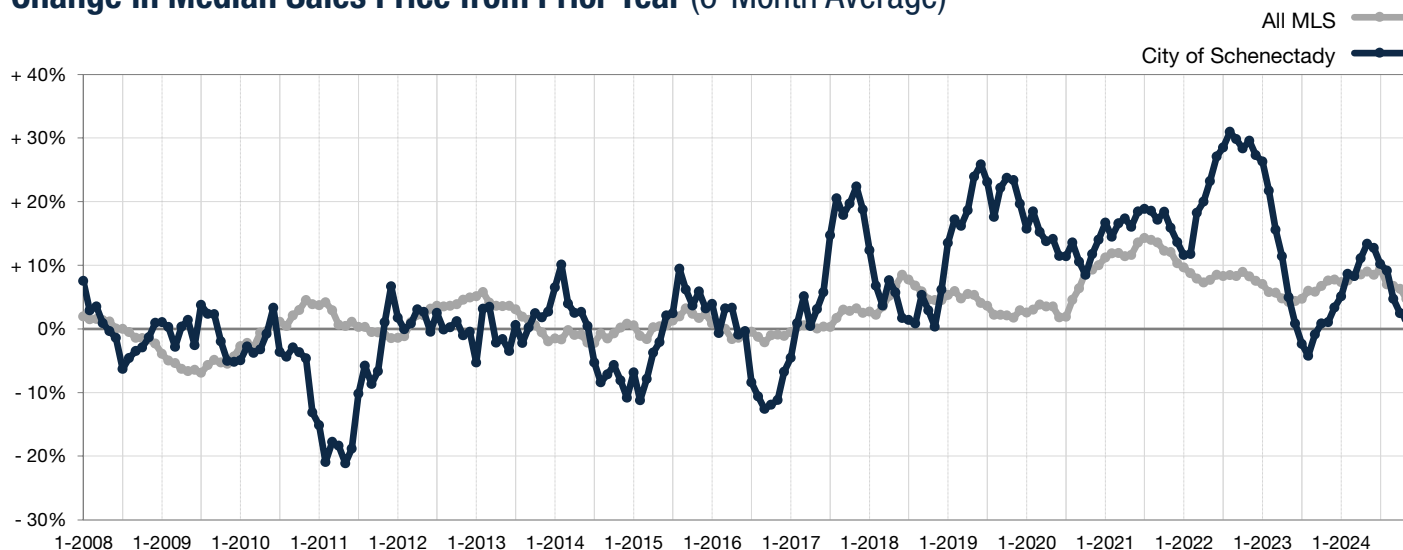


### Year to Date

■ 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.