

Local Market Update – January 2024

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



Schenectady County

- 3.5%

Change in
New Listings

- 31.8%

Change in
Closed Sales

+ 16.3%

Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	113	109	- 3.5%	113	109	- 3.5%
Closed Sales	107	73	- 31.8%	107	73	- 31.8%
Median Sales Price*	\$215,000	\$250,000	+ 16.3%	\$215,000	\$250,000	+ 16.3%
Percent of Original List Price Received*	97.2%	97.6%	+ 0.4%	97.2%	97.6%	+ 0.4%
Days on Market Until Sale	29	22	- 25.3%	29	22	- 25.3%
Inventory of Homes for Sale	173	145	- 16.2%	--	--	--
Months Supply of Inventory	1.2	1.2	- 5.0%	--	--	--

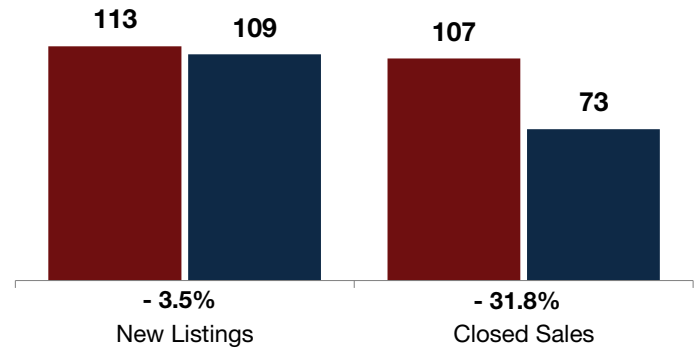
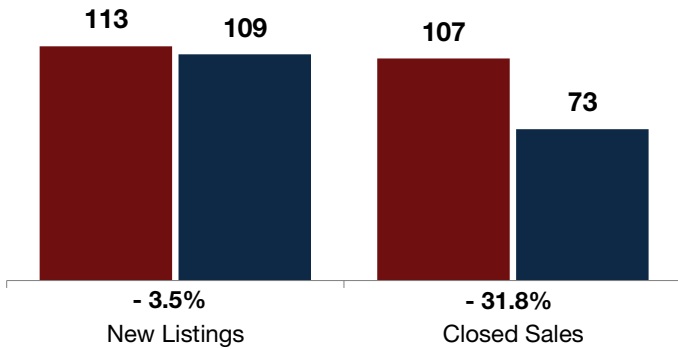
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

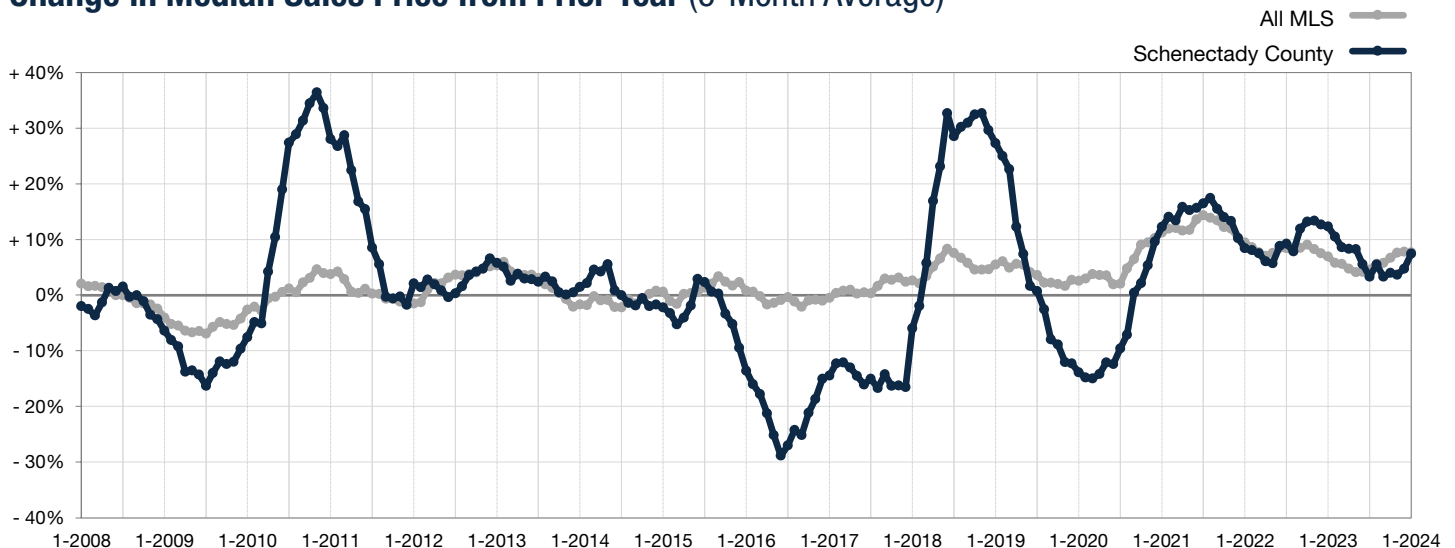
■ 2023 ■ 2024

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.