

Local Market Update – February 2024

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



Schenectady County

+ 0.9%

Change in
New Listings

- 26.0%

Change in
Closed Sales

+ 11.9%

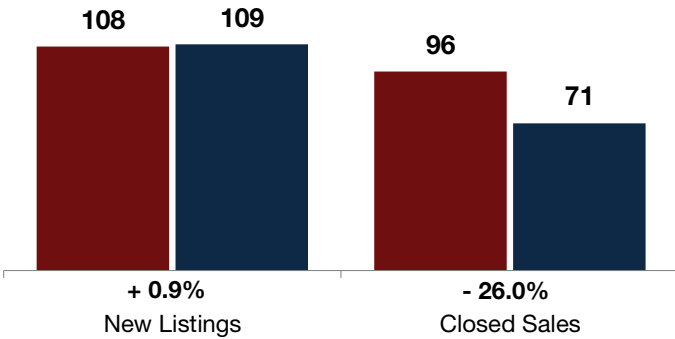
Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	108	109	+ 0.9%	221	218	- 1.4%
Closed Sales	96	71	- 26.0%	203	146	- 28.1%
Median Sales Price*	\$214,500	\$240,000	+ 11.9%	\$215,000	\$243,500	+ 13.3%
Percent of Original List Price Received*	95.1%	96.9%	+ 1.8%	96.2%	97.3%	+ 1.2%
Days on Market Until Sale	40	36	- 10.3%	34	28	- 17.0%
Inventory of Homes for Sale	163	128	- 21.5%	--	--	--
Months Supply of Inventory	1.2	1.0	- 11.6%	--	--	--

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

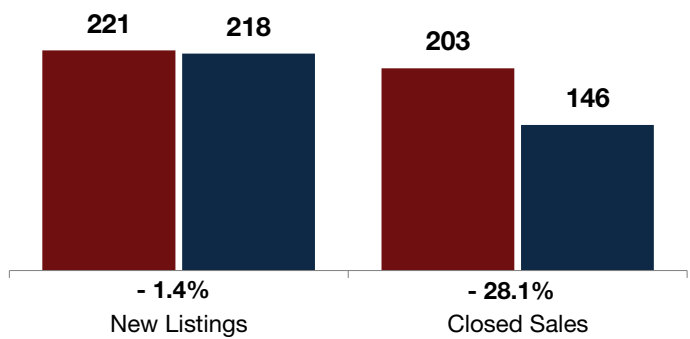
February

■ 2023 ■ 2024

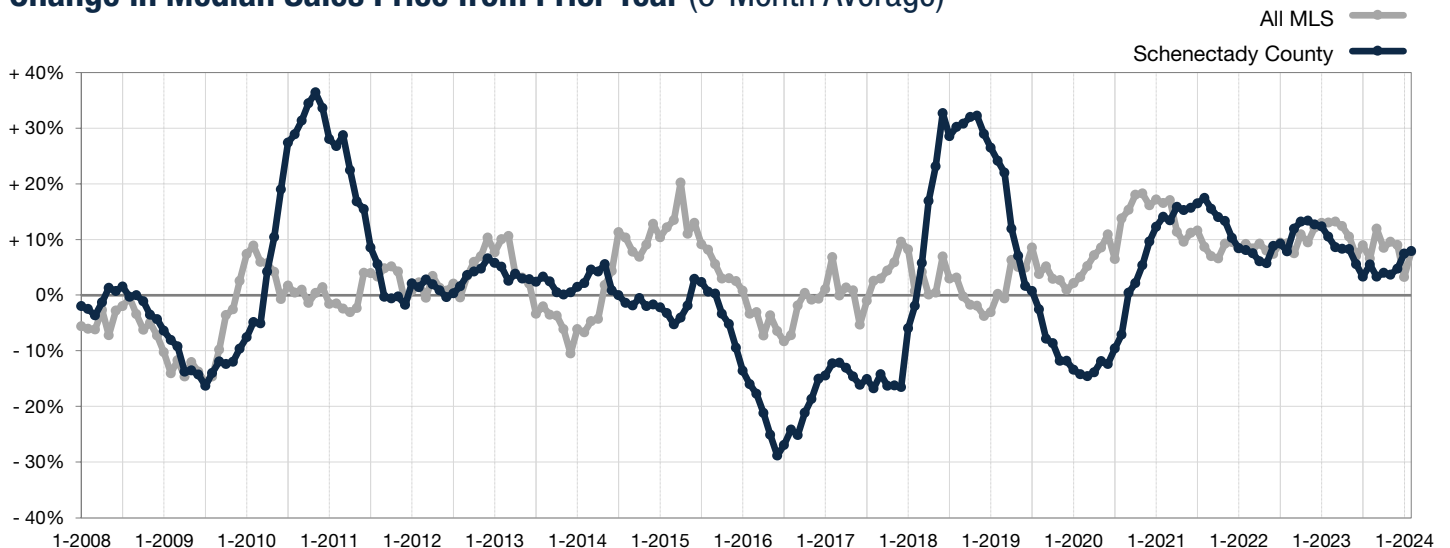


Year to Date

■ 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.