

Local Market Update – March 2024

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



Schenectady County

+ 4.9%

Change in
New Listings

- 24.6%

Change in
Closed Sales

+ 11.7%

Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	122	128	+ 4.9%	343	347	+ 1.2%
Closed Sales	122	92	- 24.6%	325	239	- 26.5%
Median Sales Price*	\$230,000	\$257,000	+ 11.7%	\$220,325	\$249,900	+ 13.4%
Percent of Original List Price Received*	99.8%	100.5%	+ 0.7%	97.5%	98.6%	+ 1.0%
Days on Market Until Sale	28	31	+ 10.3%	32	29	- 8.1%
Inventory of Homes for Sale	148	133	- 10.1%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 0.1%	--	--	--

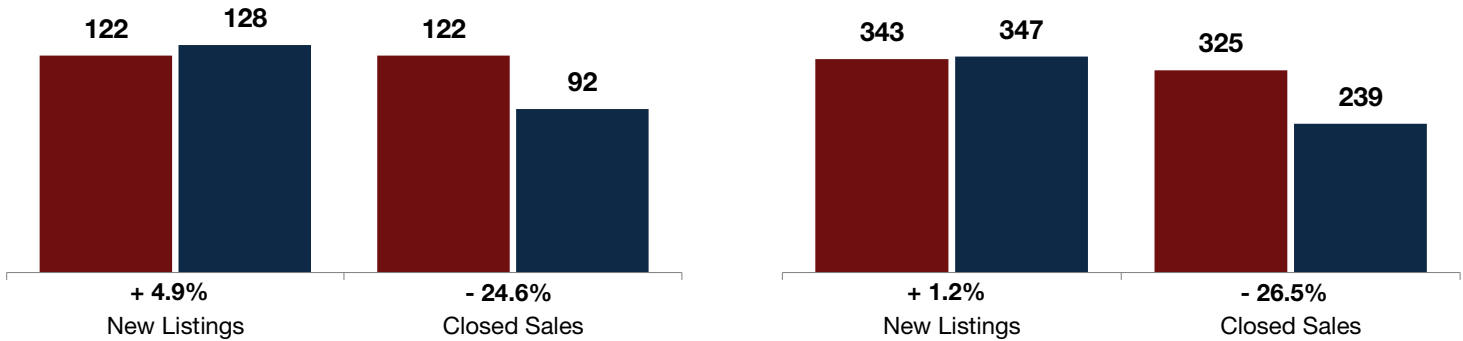
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

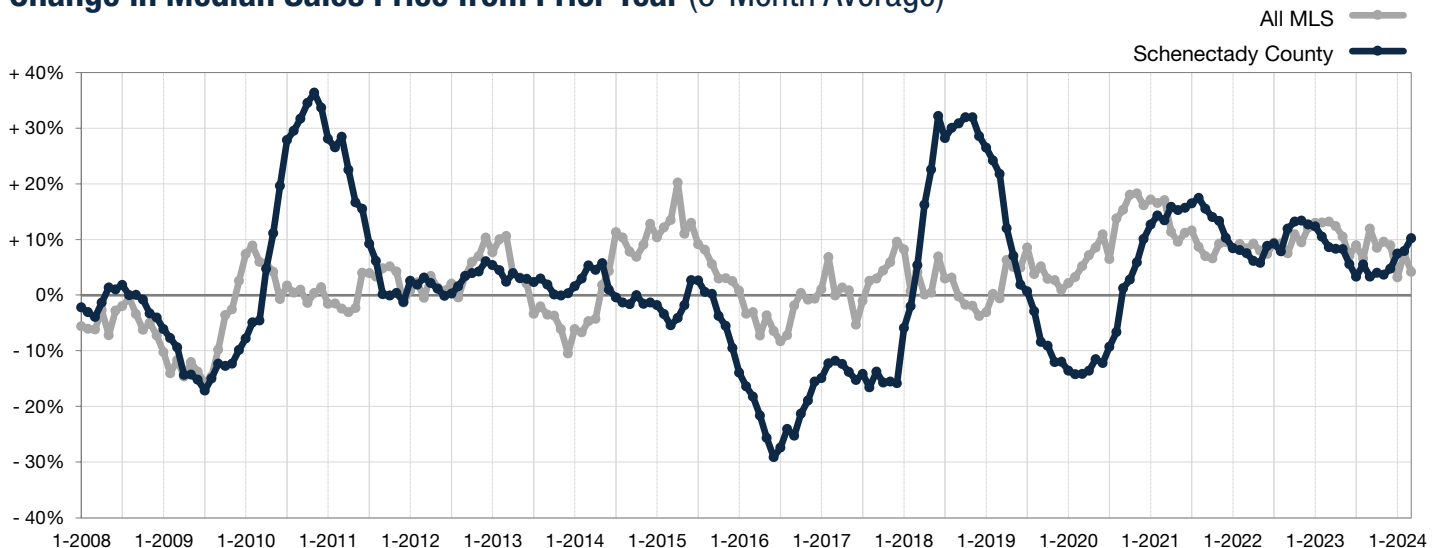
■ 2023 ■ 2024

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.