

Local Market Update – April 2024

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



Schenectady County

- 0.7%

Change in
New Listings

+ 1.0%

Change in
Closed Sales

+ 8.7%

Change in
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	146	145	- 0.7%	490	498	+ 1.6%
Closed Sales	104	105	+ 1.0%	429	350	- 18.4%
Median Sales Price*	\$230,000	\$250,000	+ 8.7%	\$225,000	\$250,000	+ 11.1%
Percent of Original List Price Received*	99.6%	99.5%	- 0.0%	98.0%	98.8%	+ 0.8%
Days on Market Until Sale	27	28	+ 4.3%	31	29	- 5.2%
Inventory of Homes for Sale	147	128	- 12.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 5.5%	--	--	--

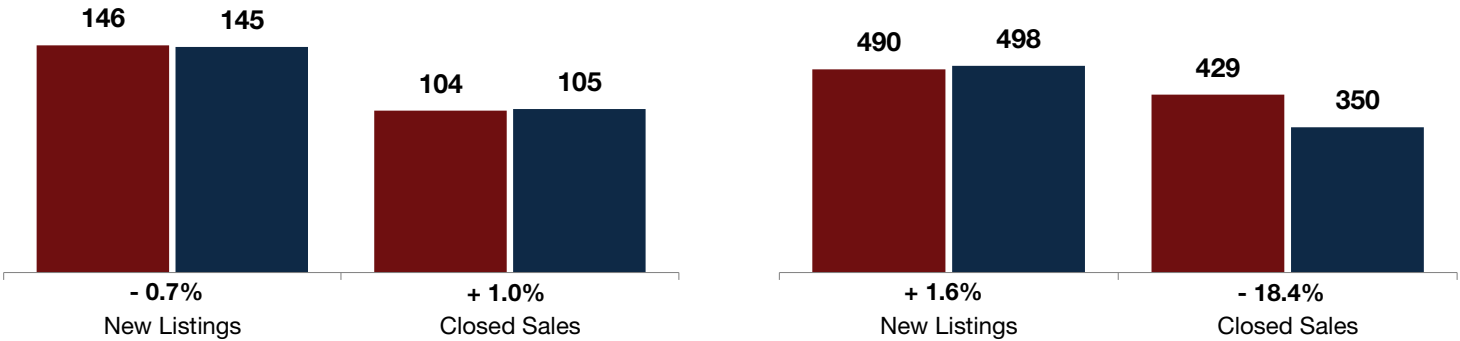
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

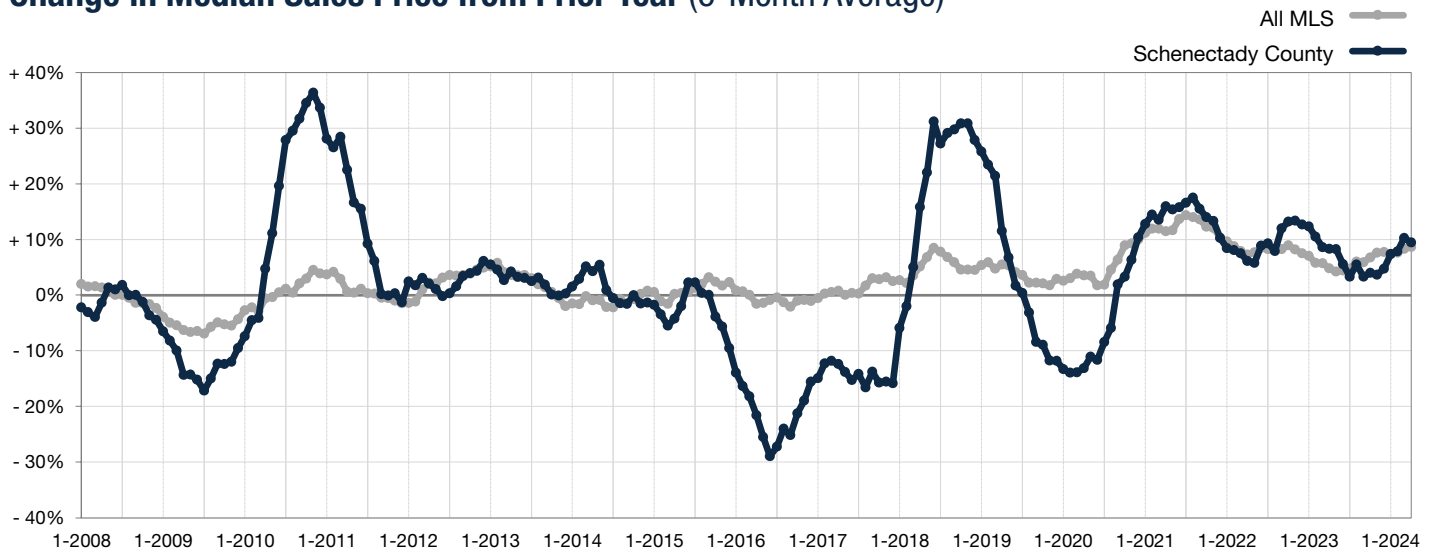
■ 2023 ■ 2024

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.