

# Local Market Update – May 2024

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



## Schenectady County

**- 20.0%**

**+ 10.8%**

**+ 8.7%**

Change in  
New Listings

Change in  
Closed Sales

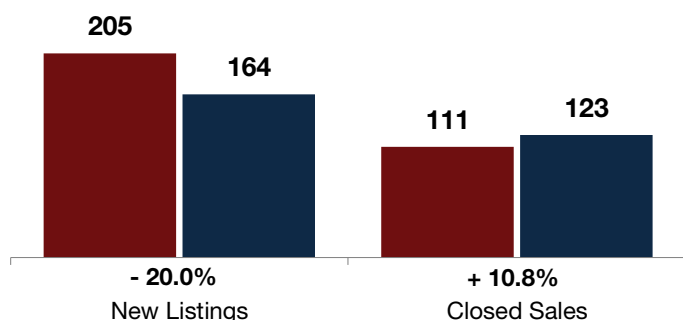
Change in  
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	205	164	- 20.0%	695	666	- 4.2%
Closed Sales	111	123	+ 10.8%	540	476	- 11.9%
Median Sales Price*	\$253,000	<b>\$275,000</b>	+ 8.7%	\$228,500	<b>\$255,000</b>	+ 11.6%
Percent of Original List Price Received*	103.0%	<b>101.3%</b>	- 1.6%	99.1%	<b>99.5%</b>	+ 0.4%
Days on Market Until Sale	20	<b>25</b>	+ 23.6%	29	<b>28</b>	- 2.5%
Inventory of Homes for Sale	170	<b>154</b>	- 9.4%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	+ 1.5%	--	--	--

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

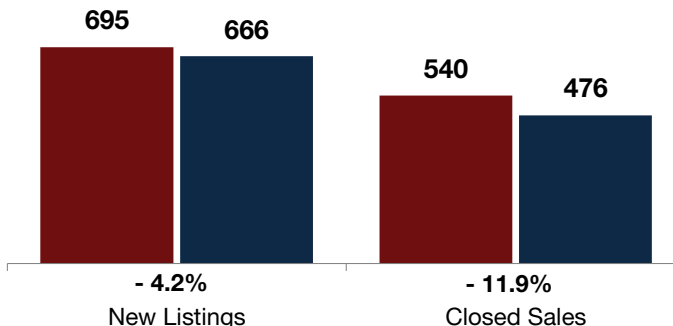
### May

■ 2023 ■ 2024

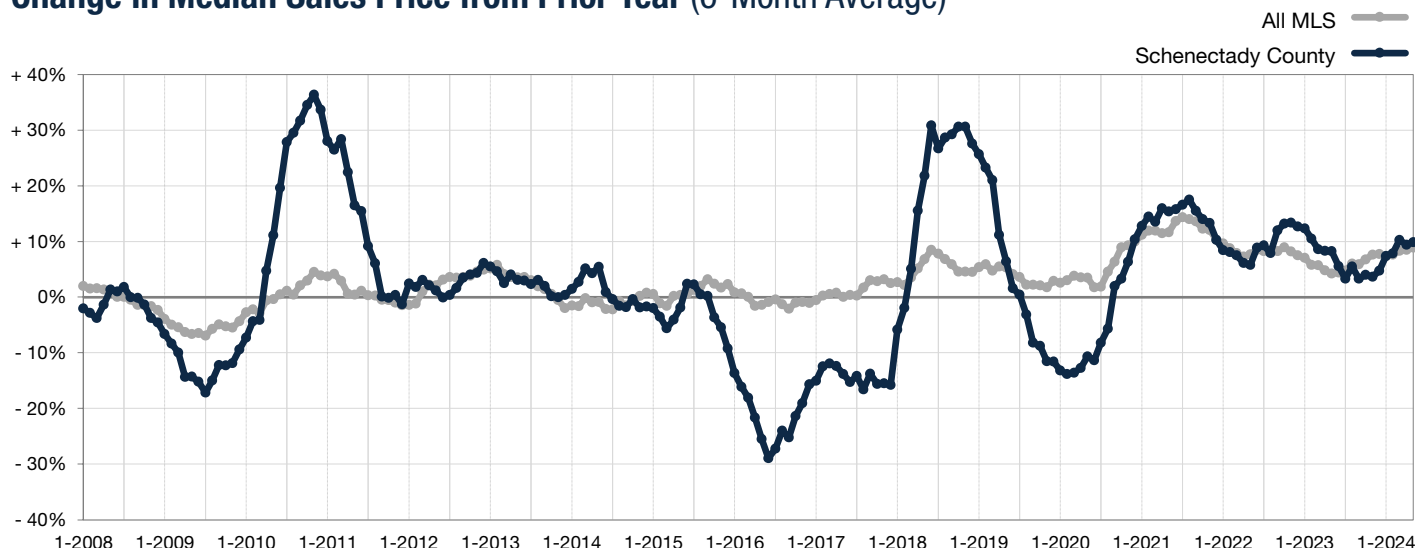


### Year to Date

■ 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.