

# Local Market Update – June 2024

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



## Schenectady County

**- 3.4%**

Change in  
New Listings

**- 13.0%**

Change in  
Closed Sales

**+ 8.7%**

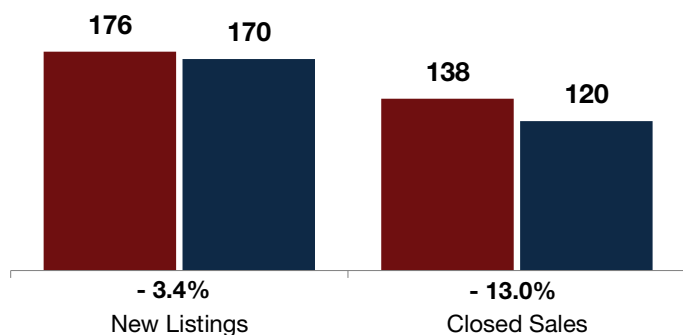
Change in  
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	176	170	- 3.4%	871	838	- 3.8%
Closed Sales	138	120	- 13.0%	678	602	- 11.2%
Median Sales Price*	\$257,450	<b>\$279,950</b>	+ 8.7%	\$234,000	<b>\$260,000</b>	+ 11.1%
Percent of Original List Price Received*	102.9%	<b>101.5%</b>	- 1.4%	99.8%	<b>100.0%</b>	+ 0.1%
Days on Market Until Sale	23	<b>19</b>	- 19.4%	27	<b>26</b>	- 5.1%
Inventory of Homes for Sale	163	<b>191</b>	+ 17.2%	--	--	--
Months Supply of Inventory	1.2	<b>1.6</b>	+ 36.3%	--	--	--

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

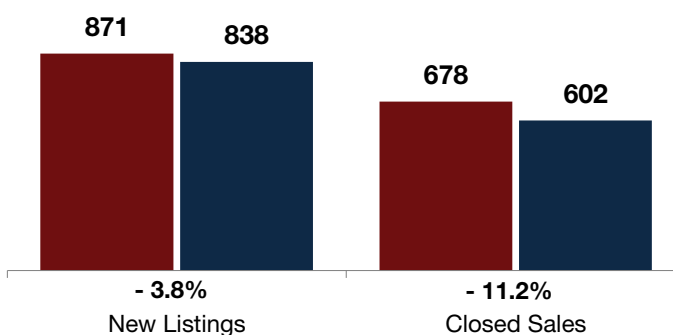
### June

■ 2023 ■ 2024

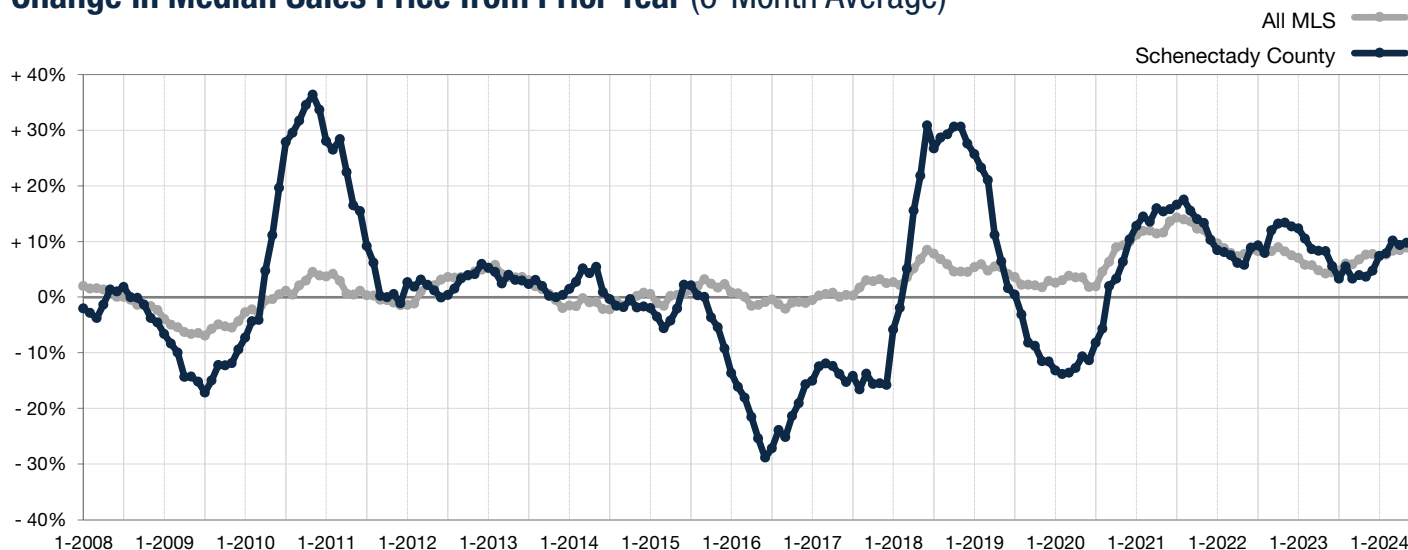


### Year to Date

■ 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.