

Local Market Update – July 2024

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



Schenectady County

- 18.6%

Change in
New Listings

- 17.9%

Change in
Closed Sales

+ 14.3%

Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	177	144	- 18.6%	1,047	981	- 6.3%
Closed Sales	145	119	- 17.9%	823	726	- 11.8%
Median Sales Price*	\$245,000	\$280,000	+ 14.3%	\$235,397	\$260,000	+ 10.5%
Percent of Original List Price Received*	103.6%	103.6%	- 0.0%	100.5%	100.6%	+ 0.1%
Days on Market Until Sale	15	14	- 3.8%	25	24	- 4.5%
Inventory of Homes for Sale	174	189	+ 8.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 25.6%	--	--	--

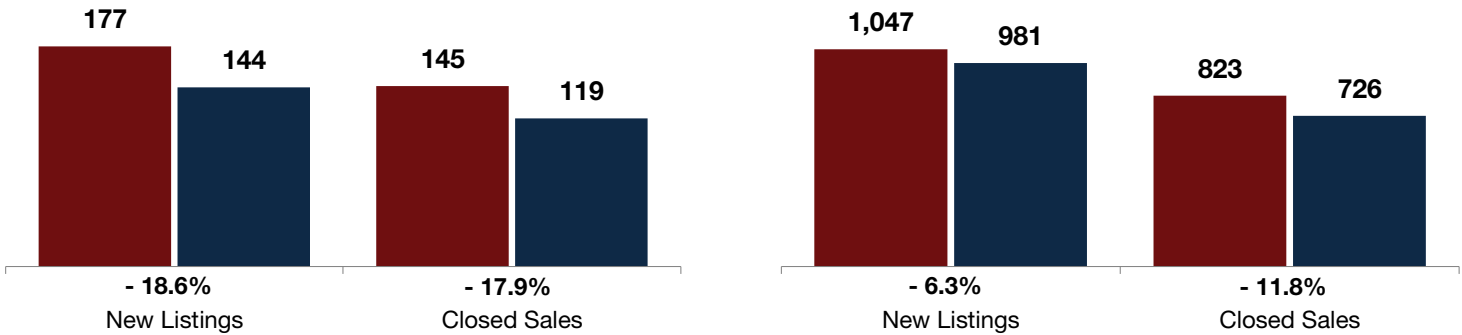
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

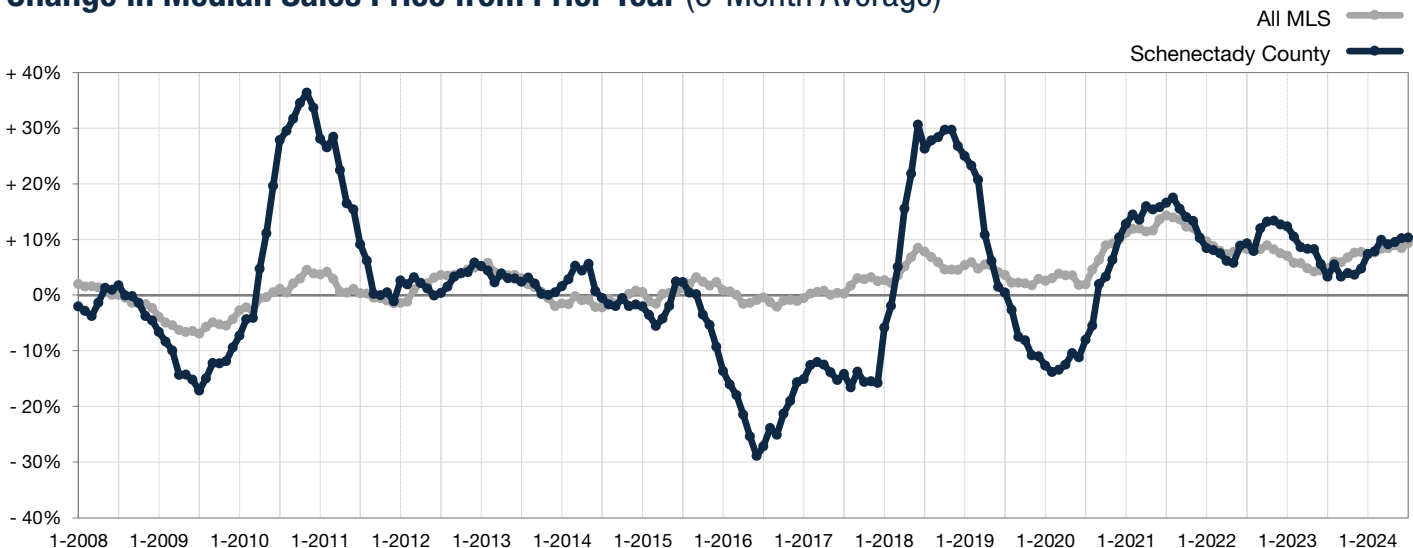
■ 2023 ■ 2024

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.