

# Local Market Update – August 2024

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



## Schenectady County

**- 19.0%**

Change in  
New Listings

**- 27.8%**

Change in  
Closed Sales

**+ 9.7%**

Change in  
Median Sales Price

|  | August    |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2023      | 2024      | + / -   | 2023         | 2024      | + / -   |
| New Listings                             | 174       | 141       | - 19.0% | 1,222        | 1,125     | - 7.9%  |
| Closed Sales                             | 180       | 130       | - 27.8% | 1,003        | 862       | - 14.1% |
| Median Sales Price*                      | \$269,000 | \$295,000 | + 9.7%  | \$241,000    | \$265,000 | + 10.0% |
| Percent of Original List Price Received* | 102.5%    | 102.5%    | + 0.0%  | 100.9%       | 100.9%    | + 0.0%  |
| Days on Market Until Sale                | 16        | 22        | + 34.8% | 24           | 24        | + 1.0%  |
| Inventory of Homes for Sale              | 181       | 188       | + 3.9%  | --           | --        | --      |
| Months Supply of Inventory               | 1.4       | 1.6       | + 20.3% | --           | --        | --      |

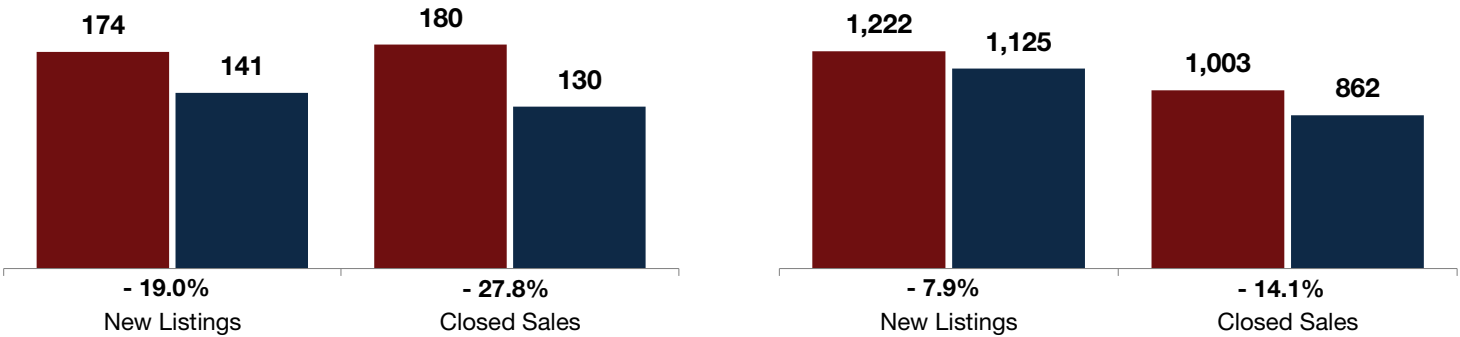
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

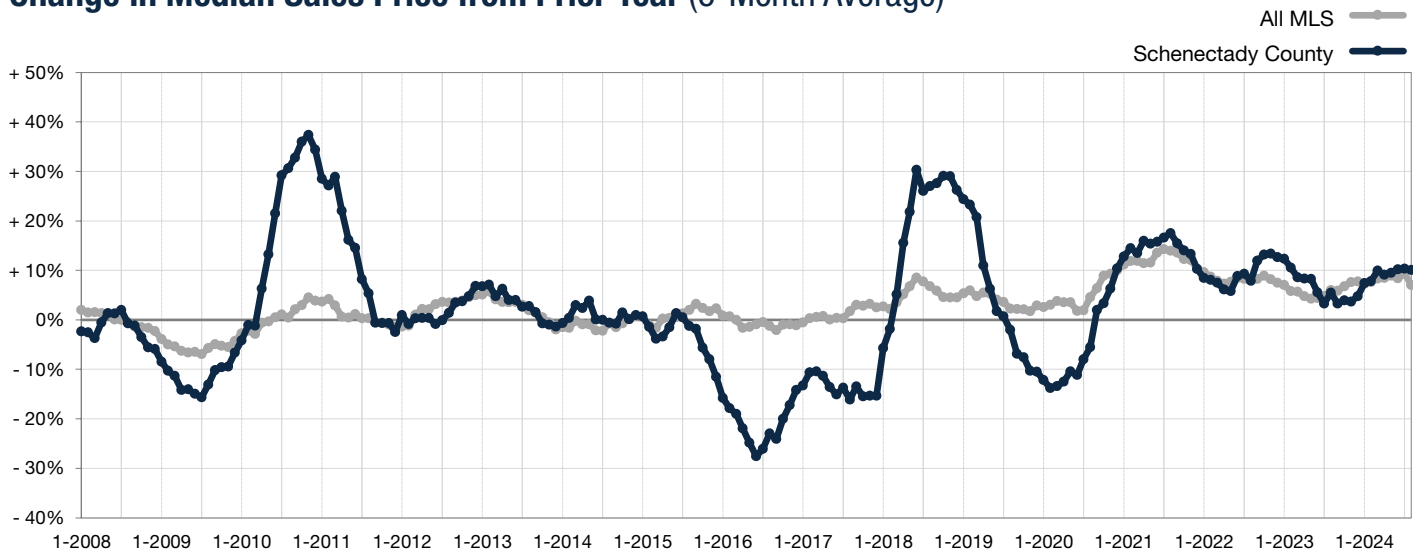
■ 2023 ■ 2024

### 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.