

Local Market Update – September 2024

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



Schenectady County

+ 4.2%

Change in
New Listings

- 21.4%

Change in
Closed Sales

+ 5.4%

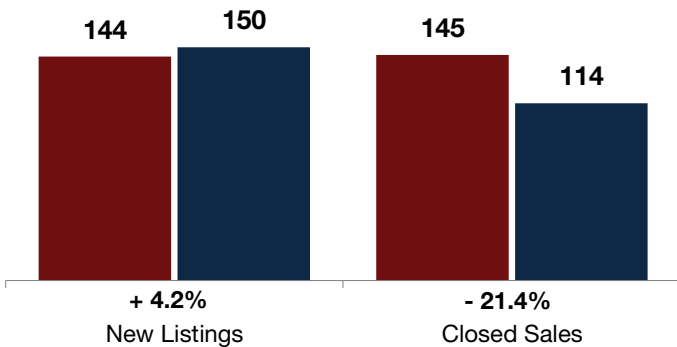
Change in
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	144	150	+ 4.2%	1,367	1,277	- 6.6%
Closed Sales	145	114	- 21.4%	1,148	984	- 14.3%
Median Sales Price*	\$261,000	\$275,000	+ 5.4%	\$245,000	\$268,306	+ 9.5%
Percent of Original List Price Received*	103.0%	101.3%	- 1.7%	101.1%	100.9%	- 0.2%
Days on Market Until Sale	13	26	+ 97.1%	22	24	+ 9.0%
Inventory of Homes for Sale	199	182	- 8.5%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 2.7%	--	--	--

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

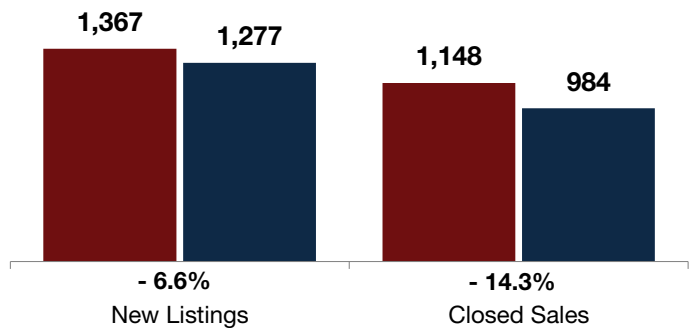
September

■ 2023 ■ 2024

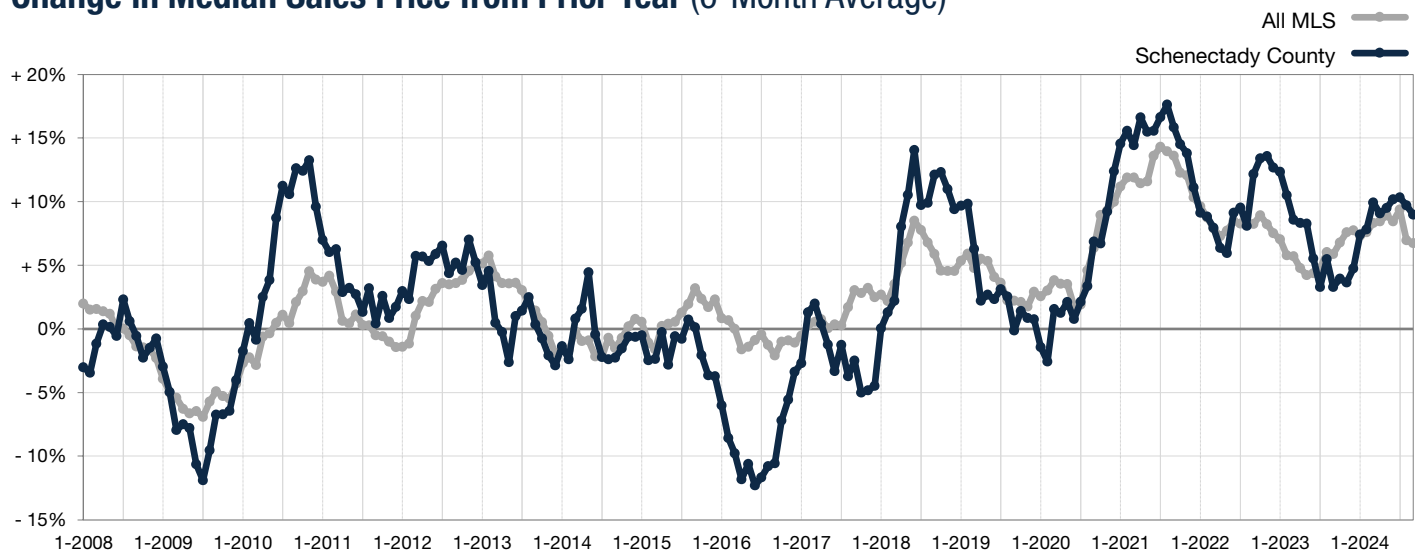


Year to Date

■ 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.