

Local Market Update – October 2024

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



Schenectady County

+ 6.2%

Change in
New Listings

- 10.8%

Change in
Closed Sales

+ 10.0%

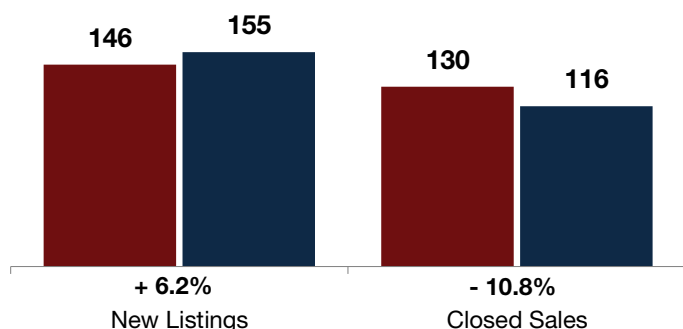
Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	146	155	+ 6.2%	1,513	1,438	- 5.0%
Closed Sales	130	116	- 10.8%	1,278	1,111	- 13.1%
Median Sales Price*	\$260,000	\$286,000	+ 10.0%	\$247,000	\$270,000	+ 9.3%
Percent of Original List Price Received*	101.8%	100.9%	- 0.9%	101.2%	100.9%	- 0.3%
Days on Market Until Sale	16	18	+ 17.6%	22	24	+ 9.0%
Inventory of Homes for Sale	205	186	- 9.3%	--	--	--
Months Supply of Inventory	1.6	1.6	- 0.6%	--	--	--

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

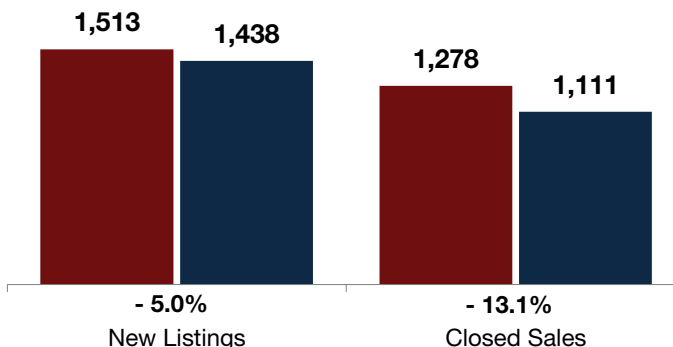
October

■ 2023 ■ 2024

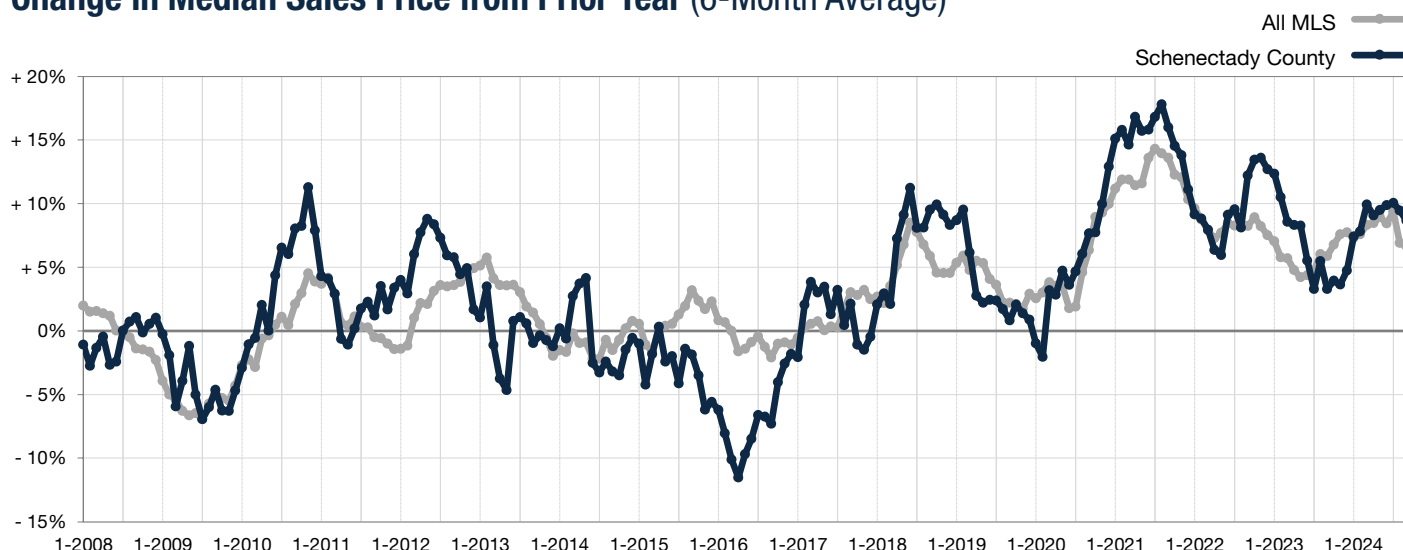


Year to Date

■ 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.