

Local Market Update – November 2024

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



Schenectady County

- 15.9%

Change in
New Listings

+ 14.0%

Change in
Closed Sales

+ 14.3%

Change in
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	132	111	- 15.9%	1,645	1,550	- 5.8%
Closed Sales	114	130	+ 14.0%	1,392	1,246	- 10.5%
Median Sales Price*	\$251,500	\$287,435	+ 14.3%	\$249,000	\$270,000	+ 8.4%
Percent of Original List Price Received*	99.3%	99.6%	+ 0.3%	101.1%	100.7%	- 0.3%
Days on Market Until Sale	16	27	+ 71.2%	21	24	+ 14.0%
Inventory of Homes for Sale	194	174	- 10.3%	--	--	--
Months Supply of Inventory	1.5	1.5	- 1.3%	--	--	--

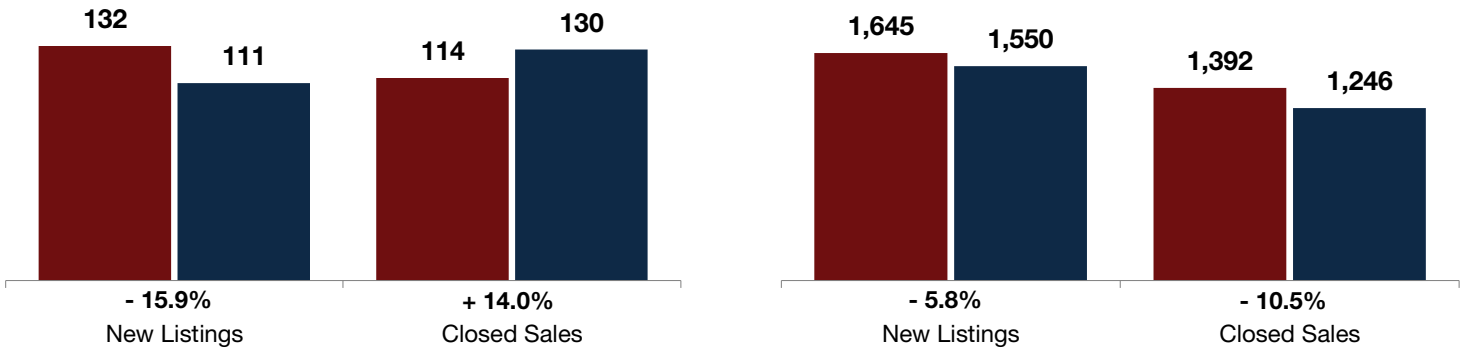
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

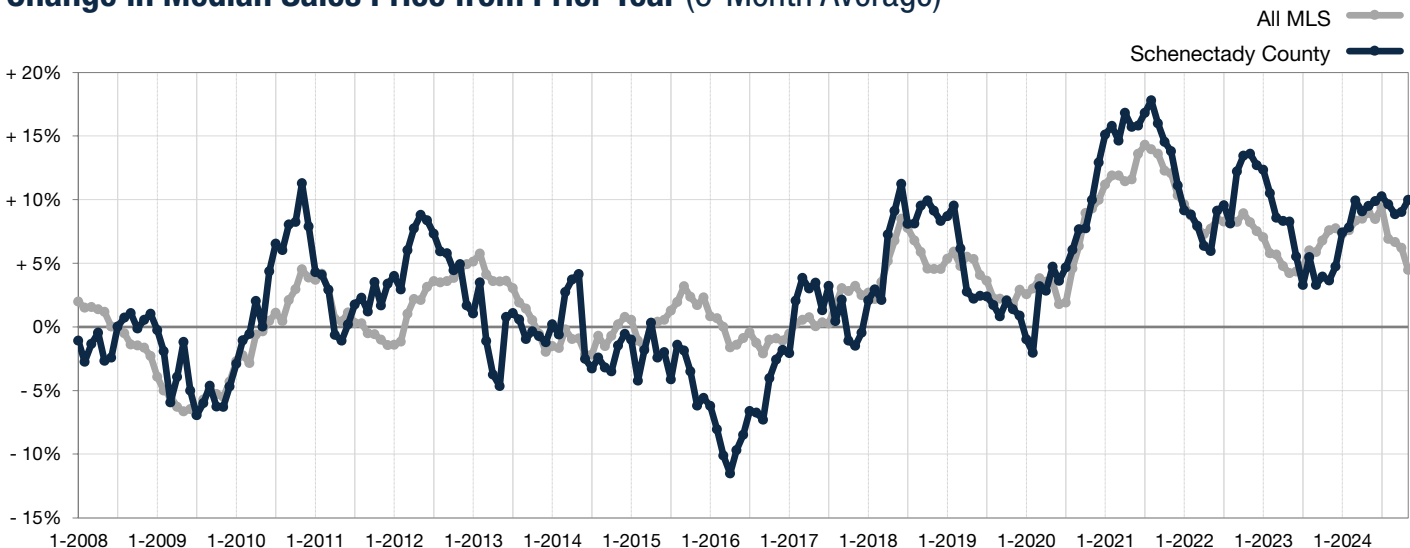
■ 2023 ■ 2024

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.