

Local Market Update – December 2024

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



Schenectady County

+ 17.9%

Change in
New Listings

- 15.2%

Change in
Closed Sales

+ 14.5%

Change in
Median Sales Price

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	79	+ 17.9%	1,712	1,636	- 4.4%
Closed Sales	138	117	- 15.2%	1,530	1,366	- 10.7%
Median Sales Price*	\$255,000	\$292,000	+ 14.5%	\$249,100	\$272,000	+ 9.2%
Percent of Original List Price Received*	99.5%	100.6%	+ 1.1%	100.9%	100.7%	- 0.2%
Days on Market Until Sale	19	22	+ 12.8%	21	24	+ 13.7%
Inventory of Homes for Sale	181	135	- 25.4%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.9%	--	--	--

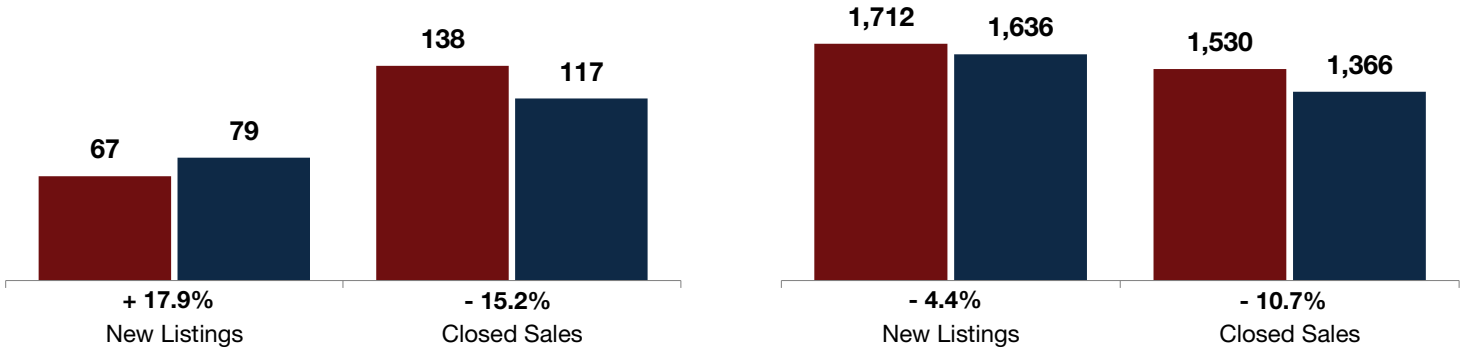
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 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.