

Local Market Update – December 2023

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



+ 8.3%

Change in
New Listings

+ 29.4%

Change in
Closed Sales

+ 62.9%

Change in
Median Sales Price

Schoharie County

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	13	+ 8.3%	386	325	- 15.8%
Closed Sales	17	22	+ 29.4%	310	253	- 18.4%
Median Sales Price*	\$175,000	\$285,000	+ 62.9%	\$190,350	\$219,900	+ 15.5%
Percent of Original List Price Received*	94.3%	92.3%	- 2.1%	96.3%	95.4%	- 0.9%
Days on Market Until Sale	60	50	- 16.5%	41	53	+ 29.0%
Inventory of Homes for Sale	78	73	- 6.4%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 1.3%	--	--	--

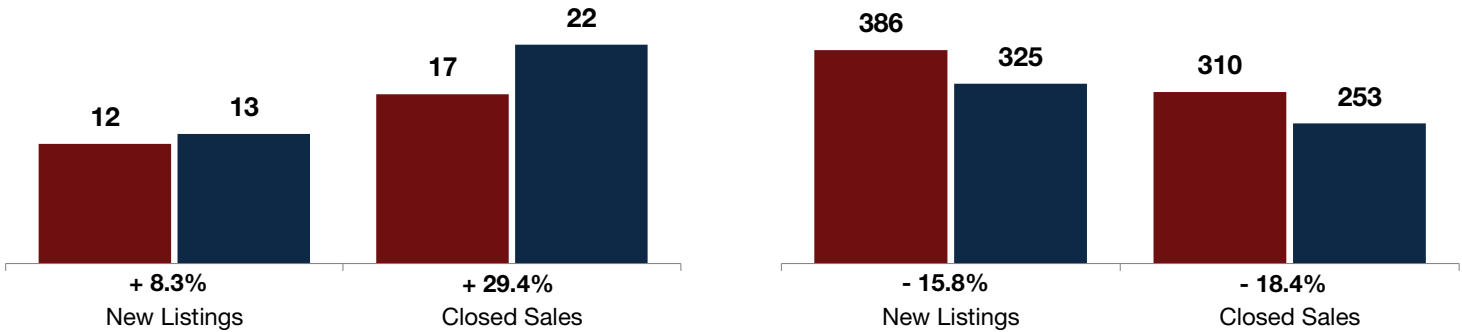
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

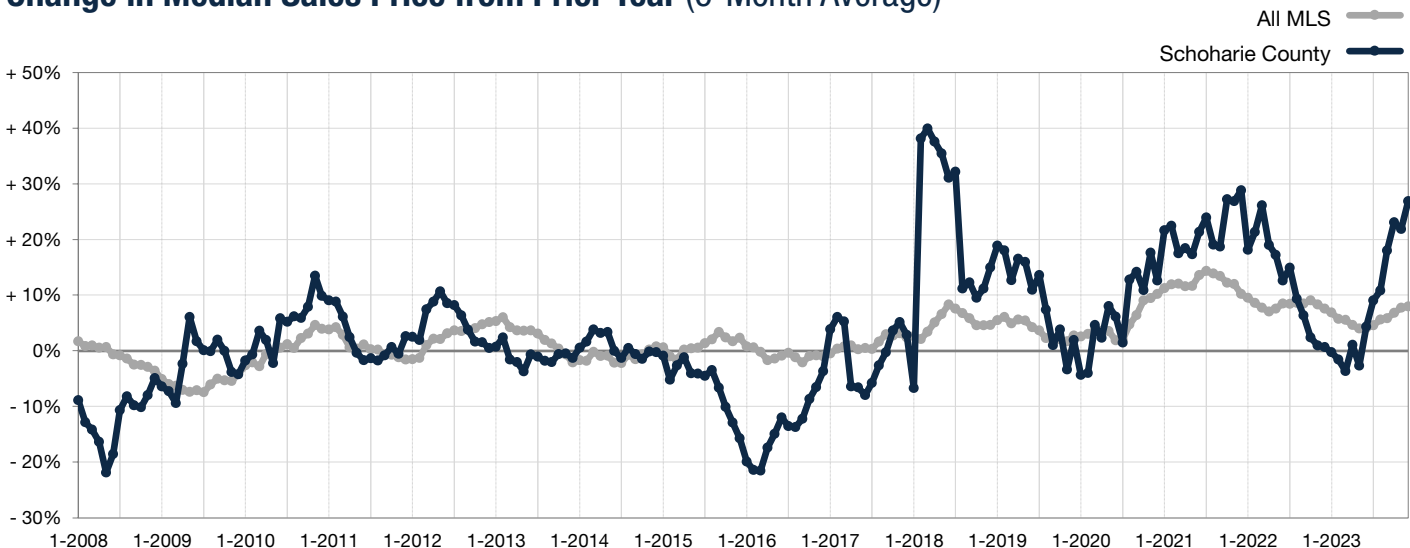
■ 2022 ■ 2023

Year to Date

■ 2022 ■ 2023



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.