

# Local Market Update – February 2024

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



**- 5.3%**

**+ 18.2%**

**- 14.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

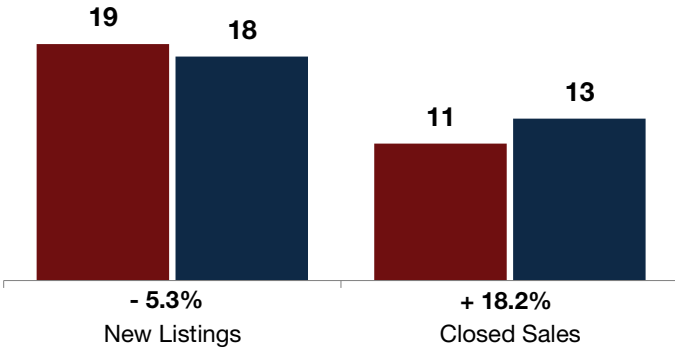
## Schoharie County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	18	- 5.3%	34	39	+ 14.7%
Closed Sales	11	13	+ 18.2%	28	27	- 3.6%
Median Sales Price*	\$235,000	\$200,000	- 14.9%	\$145,500	\$215,000	+ 47.8%
Percent of Original List Price Received*	95.6%	91.4%	- 4.3%	92.8%	94.2%	+ 1.5%
Days on Market Until Sale	69	85	+ 23.5%	58	54	- 6.5%
Inventory of Homes for Sale	68	52	- 23.5%	--	--	--
Months Supply of Inventory	2.8	2.2	- 19.4%	--	--	--

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

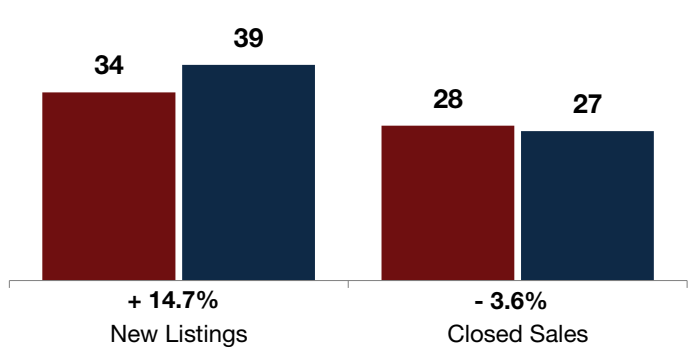
### February

■ 2023 ■ 2024

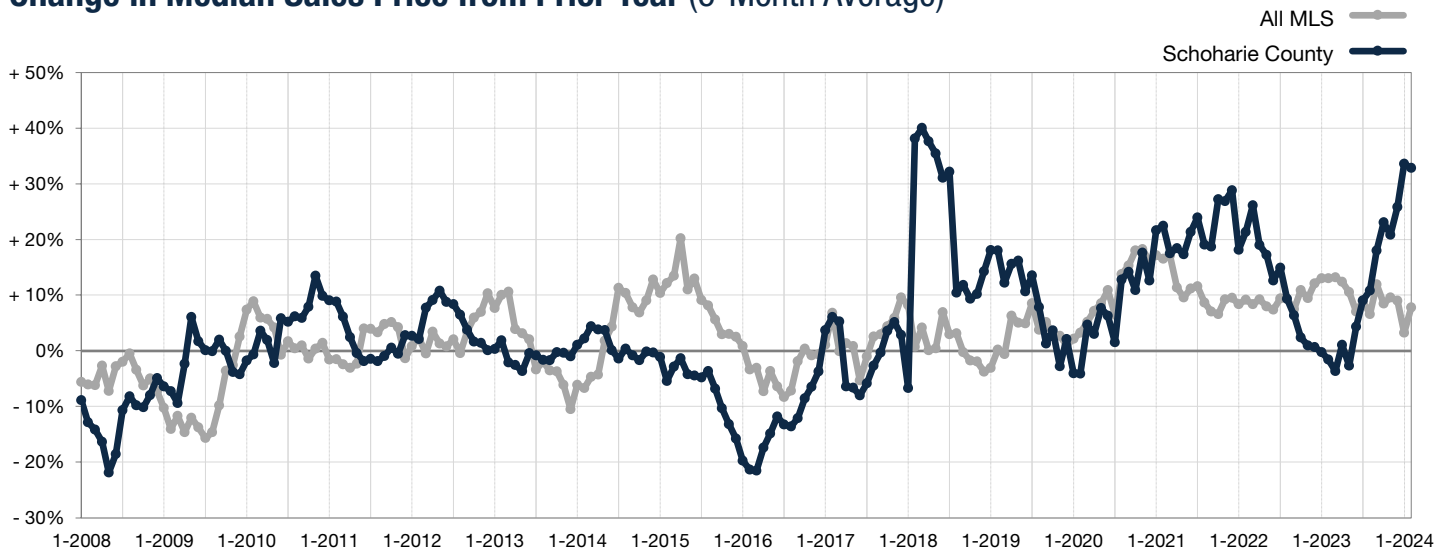


### Year to Date

■ 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.