

Local Market Update – March 2024

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



+ 5.3%

Change in
New Listings

+ 146.2%

Change in
Closed Sales

+ 26.9%

Change in
Median Sales Price

Schoharie County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	19	20	+ 5.3%	53	60	+ 13.2%
Closed Sales	13	32	+ 146.2%	41	59	+ 43.9%
Median Sales Price*	\$197,000	\$250,000	+ 26.9%	\$164,000	\$219,000	+ 33.5%
Percent of Original List Price Received*	94.6%	96.3%	+ 1.8%	93.4%	95.3%	+ 2.1%
Days on Market Until Sale	59	69	+ 16.5%	58	62	+ 6.3%
Inventory of Homes for Sale	61	45	- 26.2%	--	--	--
Months Supply of Inventory	2.5	1.9	- 23.8%	--	--	--

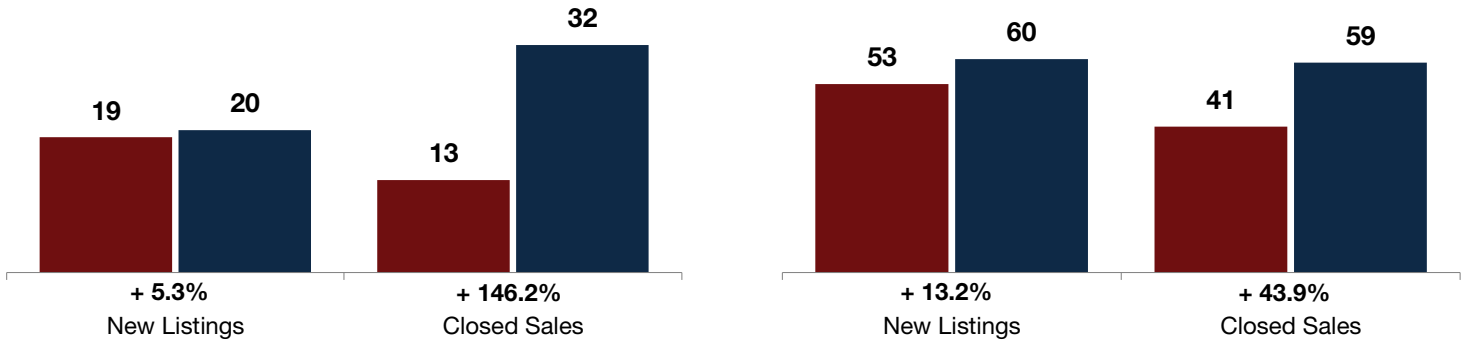
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

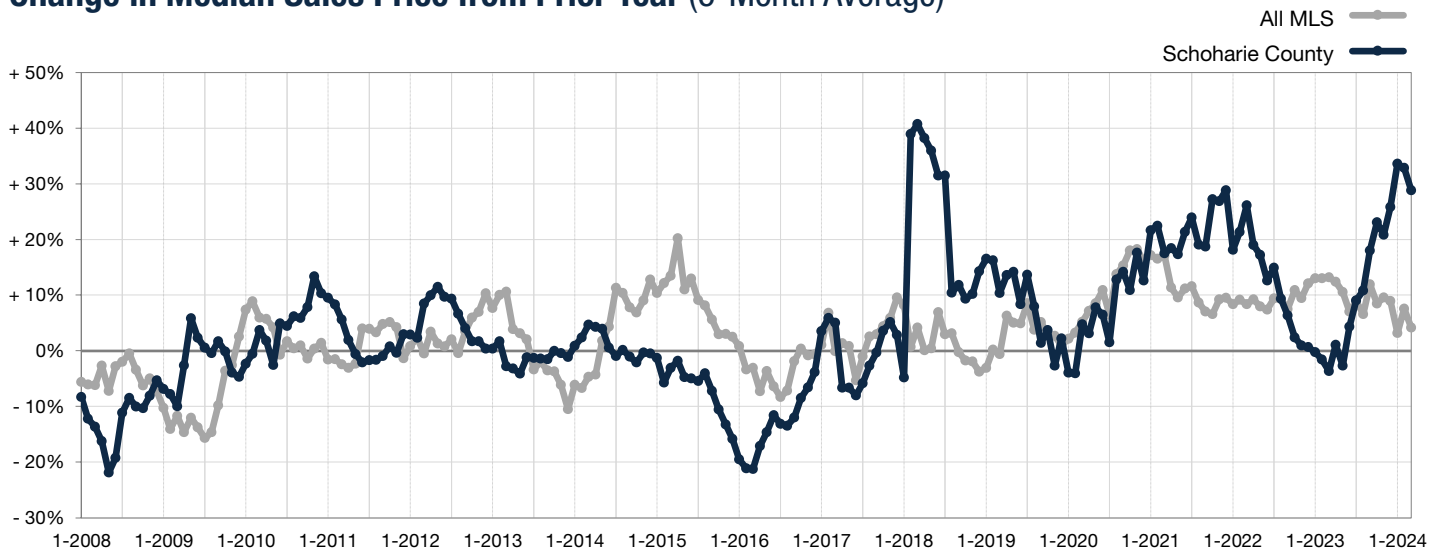
■ 2023 ■ 2024

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.