

Local Market Update – April 2024

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



+ 11.1%

- 35.0%

+ 4.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	36	40	+ 11.1%	89	100	+ 12.4%
Closed Sales	20	13	- 35.0%	61	73	+ 19.7%
Median Sales Price*	\$187,500	\$195,700	+ 4.4%	\$184,000	\$217,000	+ 17.9%
Percent of Original List Price Received*	92.4%	90.2%	- 2.5%	93.1%	94.5%	+ 1.5%
Days on Market Until Sale	79	62	- 20.6%	65	62	- 5.2%
Inventory of Homes for Sale	63	67	+ 6.3%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 12.7%	--	--	--

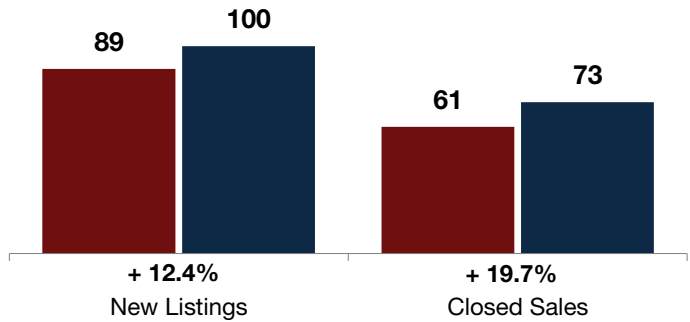
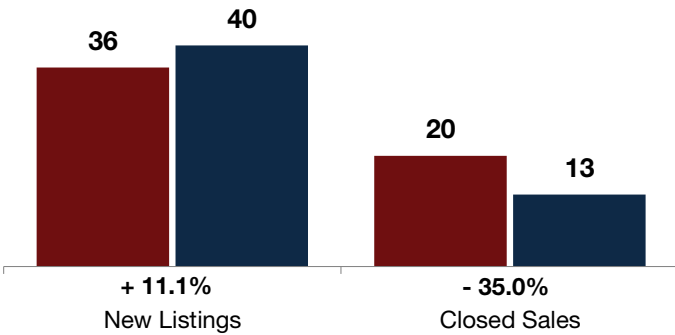
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

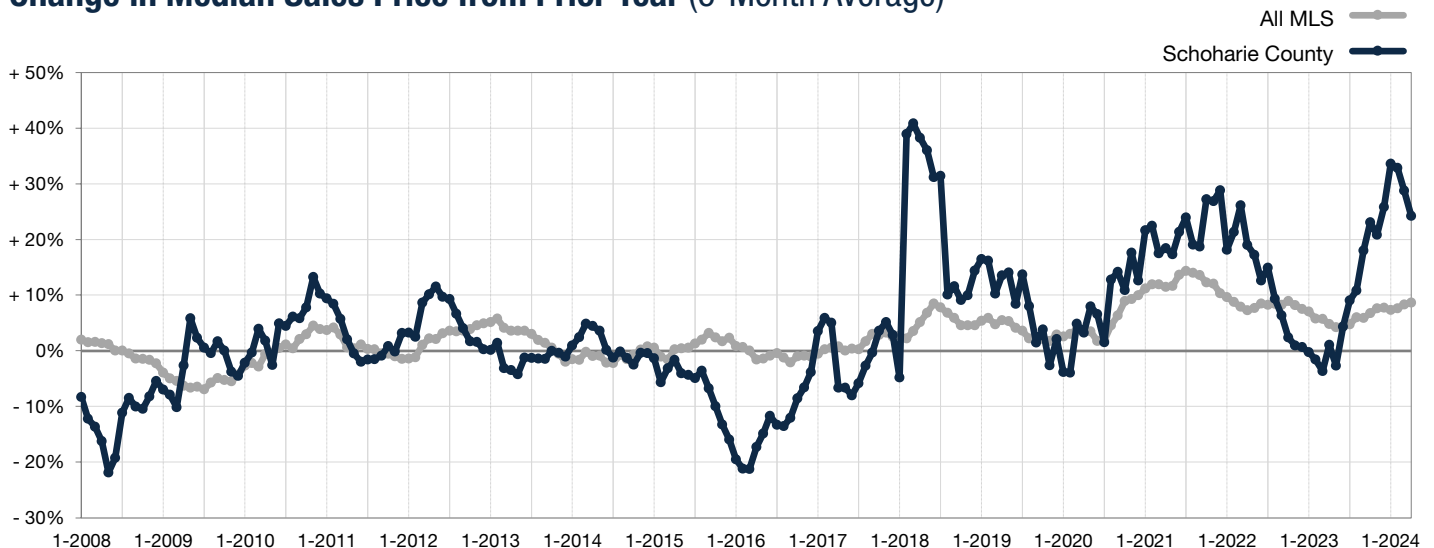
■ 2023 ■ 2024

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.