

Local Market Update – May 2024

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



+ 32.0%

- 17.9%

+ 6.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	33	+ 32.0%	114	136	+ 19.3%
Closed Sales	28	23	- 17.9%	89	96	+ 7.9%
Median Sales Price*	\$210,000	\$222,500	+ 6.0%	\$190,000	\$218,000	+ 14.7%
Percent of Original List Price Received*	95.4%	93.4%	- 2.1%	93.8%	94.2%	+ 0.4%
Days on Market Until Sale	65	53	- 19.2%	65	60	- 8.6%
Inventory of Homes for Sale	56	77	+ 37.5%	--	--	--
Months Supply of Inventory	2.4	3.4	+ 41.6%	--	--	--

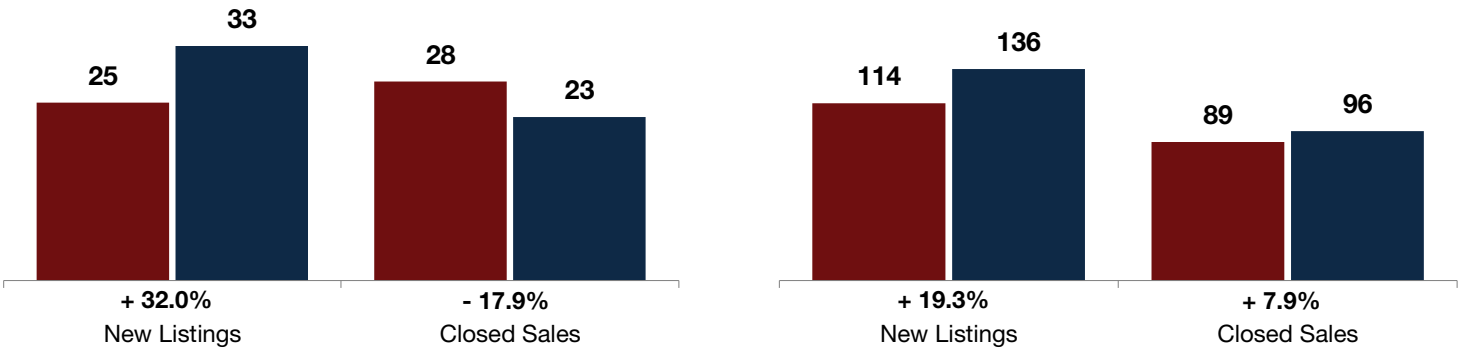
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

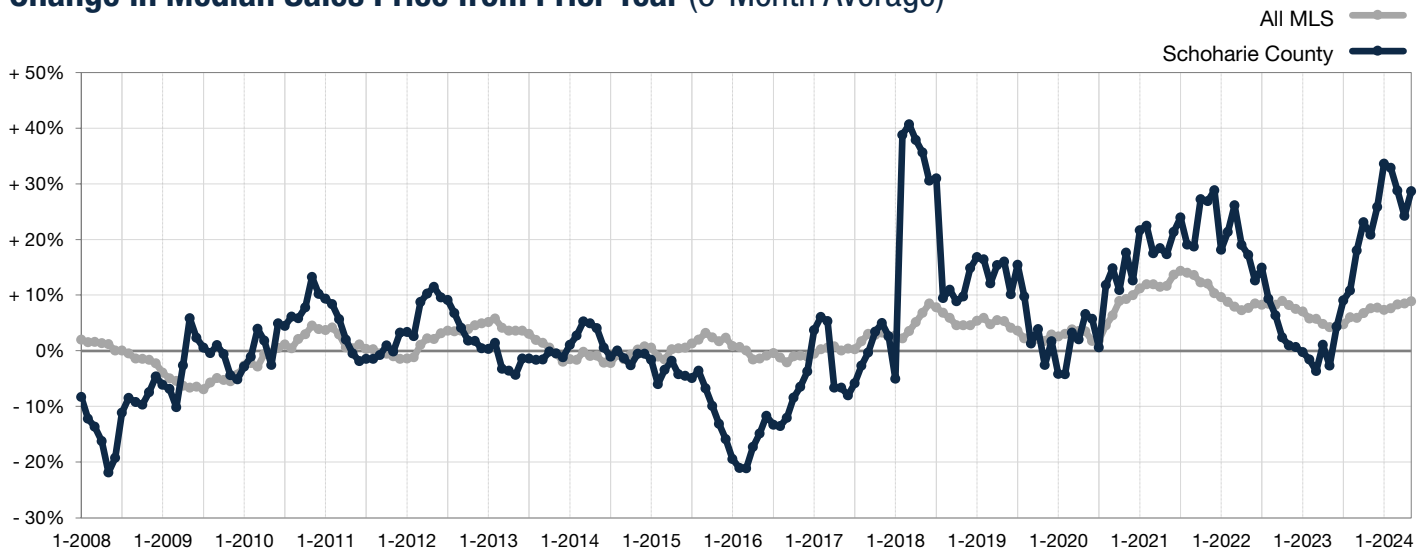
■ 2023 ■ 2024

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.