

Local Market Update – July 2024

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



- 9.4%

0.0%

+ 22.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	29	- 9.4%	183	198	+ 8.2%
Closed Sales	17	17	0.0%	128	133	+ 3.9%
Median Sales Price*	\$180,000	\$220,000	+ 22.2%	\$196,000	\$220,000	+ 12.2%
Percent of Original List Price Received*	99.1%	99.9%	+ 0.9%	94.8%	95.7%	+ 1.0%
Days on Market Until Sale	46	41	- 11.9%	58	56	- 4.2%
Inventory of Homes for Sale	65	83	+ 27.7%	--	--	--
Months Supply of Inventory	2.9	3.8	+ 31.1%	--	--	--

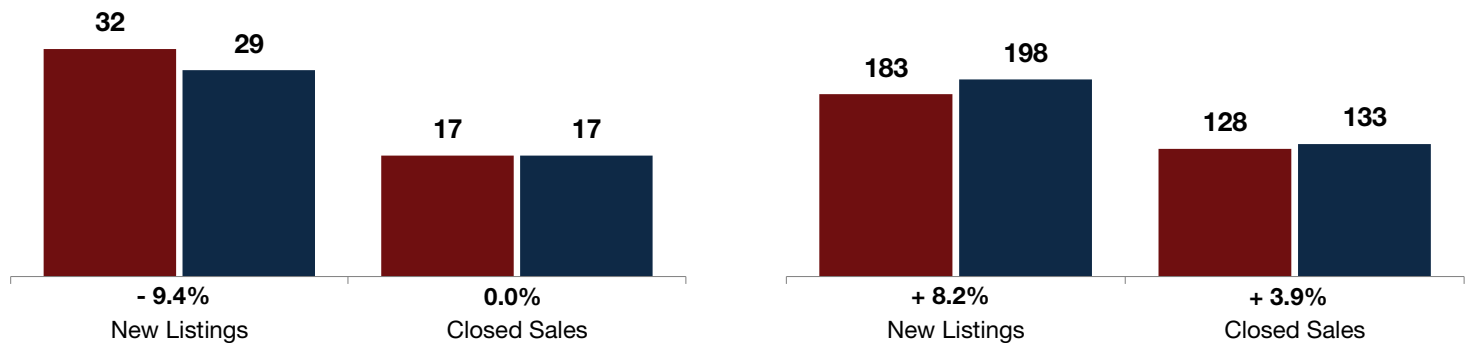
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

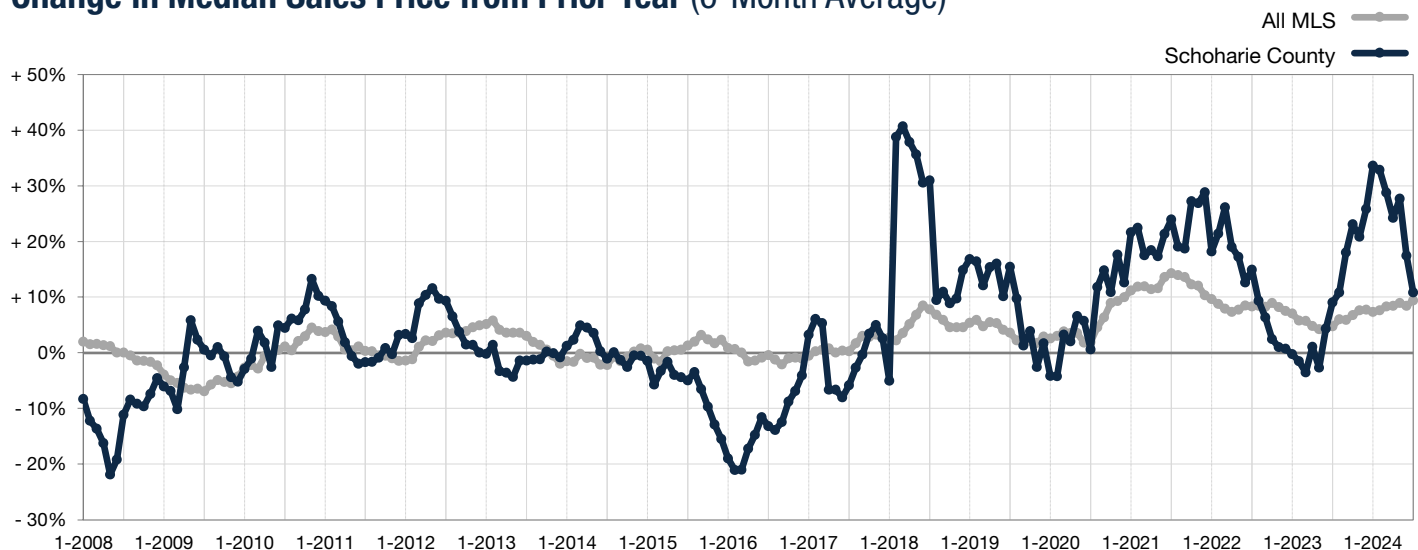
■ 2023 ■ 2024

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.