

# Local Market Update – August 2024

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



**+ 75.0%**

**+ 27.6%**

**- 3.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Schoharie County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	28	49	+ 75.0%	211	250	+ 18.5%
Closed Sales	29	37	+ 27.6%	157	170	+ 8.3%
Median Sales Price*	\$260,000	\$250,000	- 3.8%	\$199,000	\$225,000	+ 13.1%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	95.0%	95.7%	+ 0.7%
Days on Market Until Sale	68	34	- 51.0%	60	51	- 15.2%
Inventory of Homes for Sale	68	90	+ 32.4%	--	--	--
Months Supply of Inventory	3.1	4.0	+ 29.4%	--	--	--

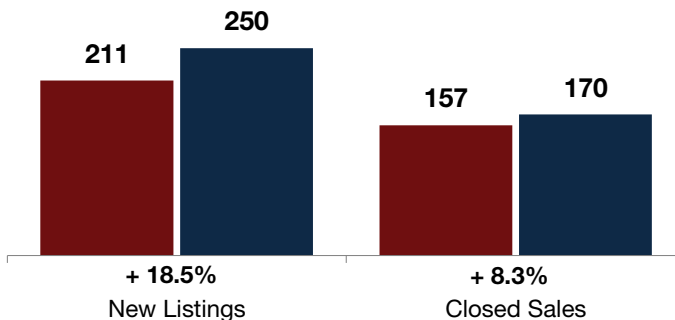
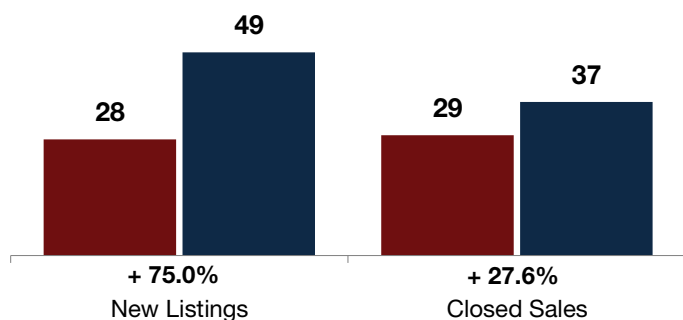
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

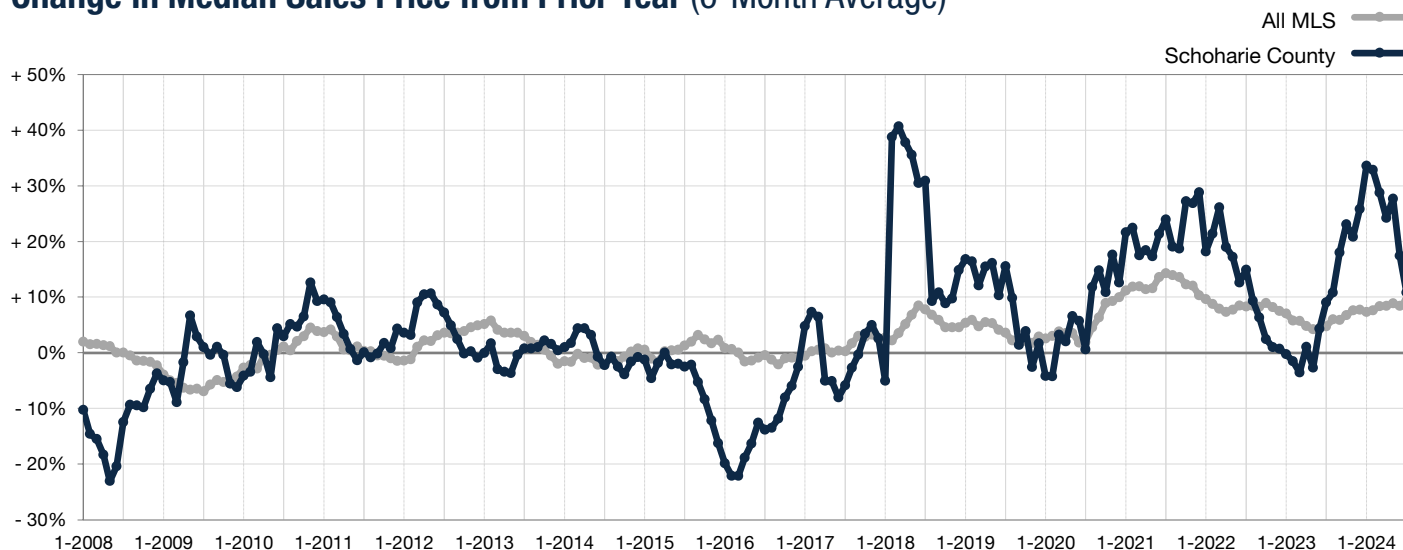
■ 2023 ■ 2024

### 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.