

Local Market Update – October 2024

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



- 13.8%

+ 6.9%

+ 1.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

October

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	25	- 13.8%	281	310	+ 10.3%
Closed Sales	29	31	+ 6.9%	209	226	+ 8.1%
Median Sales Price*	\$247,000	\$250,000	+ 1.2%	\$219,900	\$225,000	+ 2.3%
Percent of Original List Price Received*	101.1%	96.2%	- 4.8%	96.2%	95.5%	- 0.7%
Days on Market Until Sale	38	38	- 1.3%	54	48	- 10.0%
Inventory of Homes for Sale	82	72	- 12.2%	--	--	--
Months Supply of Inventory	3.8	3.1	- 17.9%	--	--	--

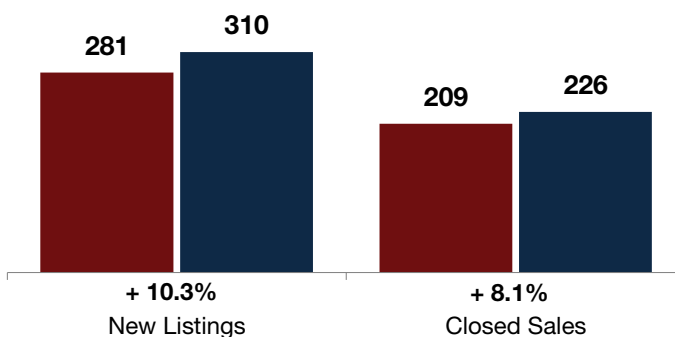
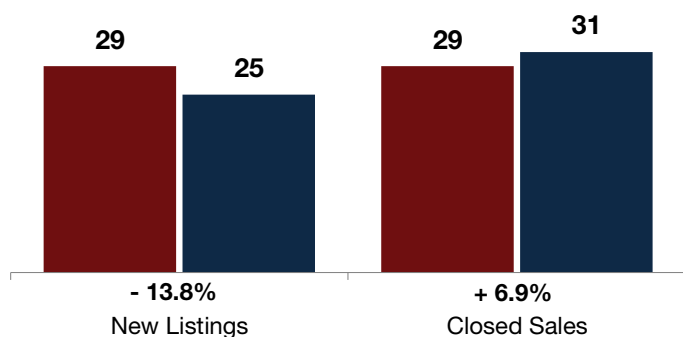
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

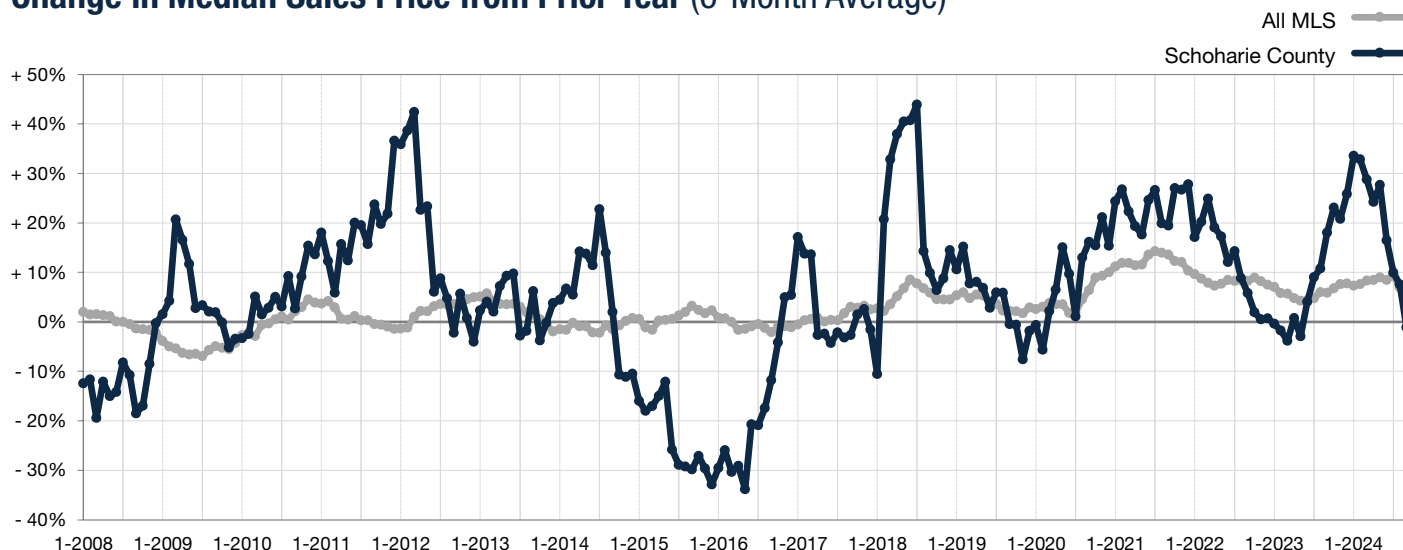
■ 2023 ■ 2024

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.