Local Market Update - November 2024

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



Schoharie County

- 50.0% + 17.4%

November

+ 21.8%

Change in **New Listings**

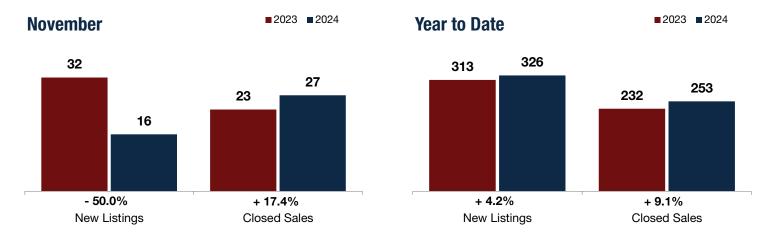
Change in Closed Sales

Change in Median Sales Price

Year to Date

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	2023	2024	+/-	2023	2024	+/-
New Listings	32	16	- 50.0%	313	326	+ 4.2%
Closed Sales	23	27	+ 17.4%	232	253	+ 9.1%
Median Sales Price*	\$179,000	\$218,000	+ 21.8%	\$215,000	\$225,000	+ 4.7%
Percent of Original List Price Received*	91.4%	96.9%	+ 6.0%	95.7%	95.7%	- 0.0%
Days on Market Until Sale	45	53	+ 19.2%	53	49	- 7.5%
Inventory of Homes for Sale	85	61	- 28.2%			
Months Supply of Inventory	3.9	2.6	- 32.6%			

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



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.