

Local Market Update – November 2024

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



- 50.0%

+ 17.4%

+ 21.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	November			Year to Date		
	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.

November

■ 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.