

# Local Market Update – December 2024

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



**- 7.7%**

**- 13.6%**

**0.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Schoharie County

### December

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	12	- 7.7%	326	340	+ 4.3%
Closed Sales	22	19	- 13.6%	254	274	+ 7.9%
Median Sales Price*	\$285,000	\$285,000	0.0%	\$218,700	\$229,450	+ 4.9%
Percent of Original List Price Received*	92.3%	95.5%	+ 3.5%	95.4%	95.7%	+ 0.3%
Days on Market Until Sale	50	41	- 19.4%	52	48	- 8.8%
Inventory of Homes for Sale	77	54	- 29.9%	--	--	--
Months Supply of Inventory	3.5	2.4	- 31.9%	--	--	--

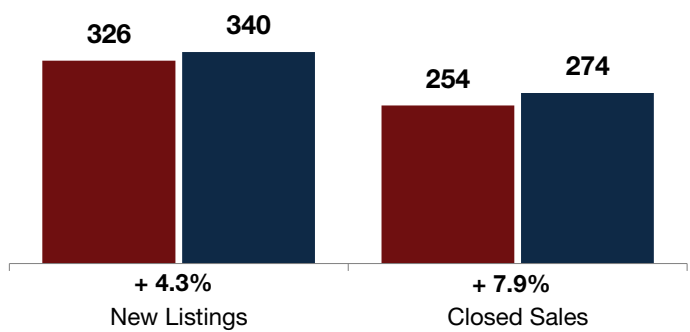
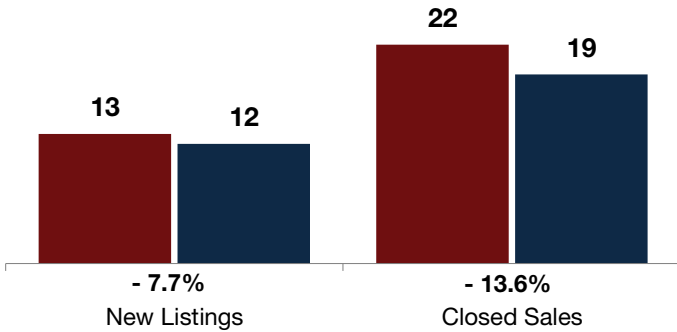
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

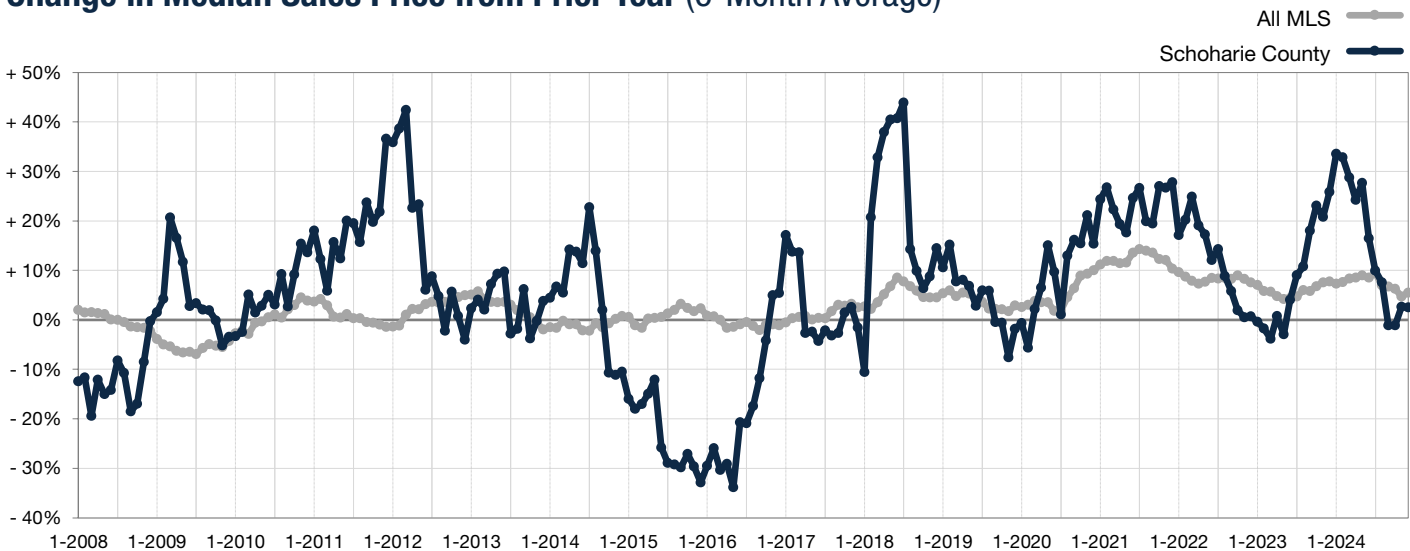
■ 2023 ■ 2024

### 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.