

# Local Market Update – January 2025

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



## City of Schenectady

**- 7.7%**

Change in  
New Listings

**+ 69.2%**

Change in  
Closed Sales

**+ 15.6%**

Change in  
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	39	36	- 7.7%	39	36	- 7.7%
Closed Sales	26	44	+ 69.2%	26	44	+ 69.2%
Median Sales Price*	\$209,750	\$242,450	+ 15.6%	\$209,750	\$242,450	+ 15.6%
Percent of Original List Price Received*	94.3%	100.7%	+ 6.8%	94.3%	100.7%	+ 6.8%
Days on Market Until Sale	25	35	+ 39.7%	25	35	+ 39.7%
Inventory of Homes for Sale	69	57	- 17.4%	--	--	--
Months Supply of Inventory	1.6	1.4	- 13.8%	--	--	--

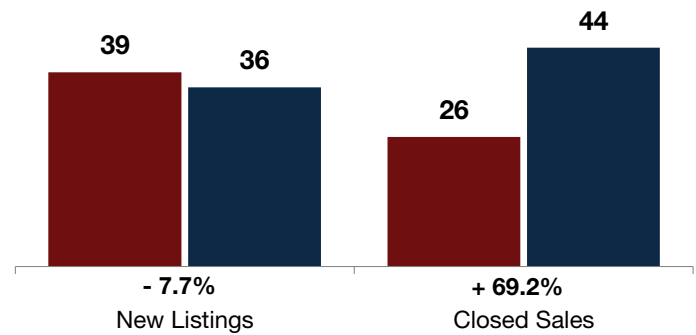
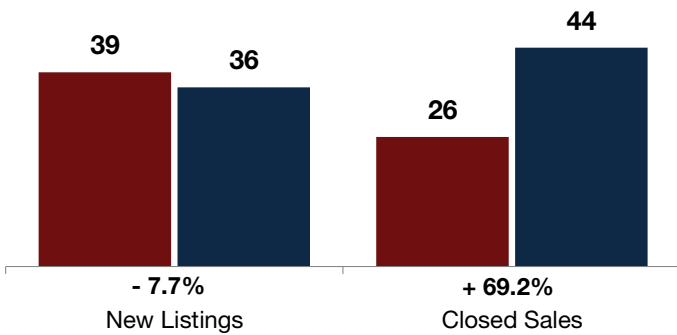
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

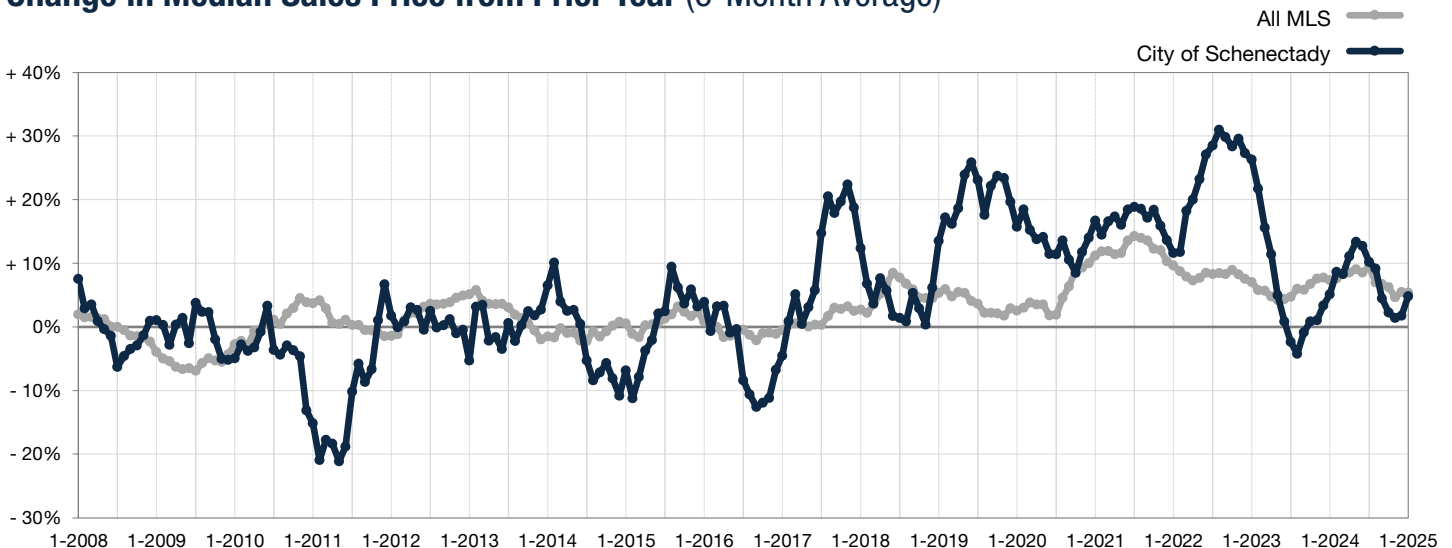
■ 2024 ■ 2025

### Year to Date

■ 2024 ■ 2025



### 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.