

# Local Market Update – February 2025

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



## City of Schenectady

**- 7.5%**

Change in  
New Listings

**+ 31.8%**

Change in  
Closed Sales

**+ 14.1%**

Change in  
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	40	37	- 7.5%	79	72	- 8.9%
Closed Sales	22	29	+ 31.8%	48	76	+ 58.3%
Median Sales Price*	\$192,861	<b>\$220,000</b>	+ 14.1%	\$204,070	<b>\$233,275</b>	+ 14.3%
Percent of Original List Price Received*	97.0%	<b>102.2%</b>	+ 5.4%	95.5%	<b>101.0%</b>	+ 5.8%
Days on Market Until Sale	40	<b>34</b>	- 15.8%	32	<b>34</b>	+ 6.5%
Inventory of Homes for Sale	62	<b>56</b>	- 9.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.4</b>	- 5.7%	--	--	--

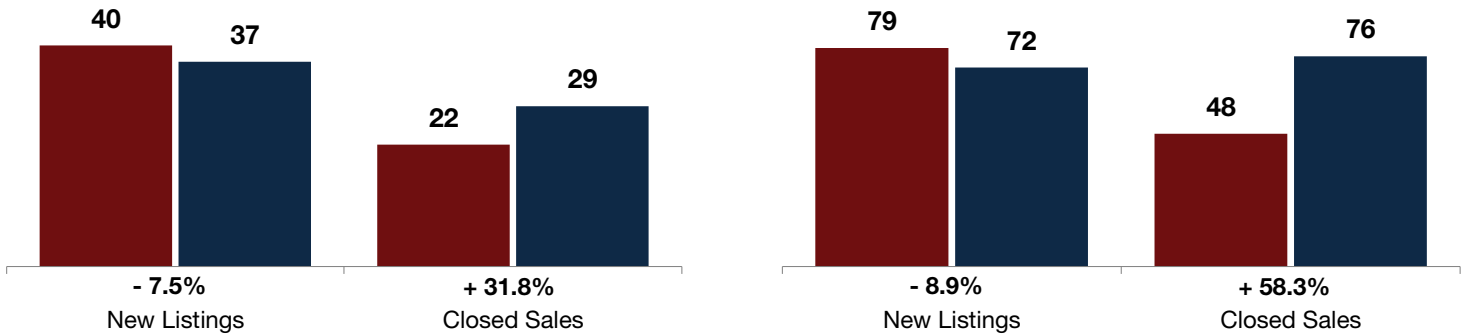
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

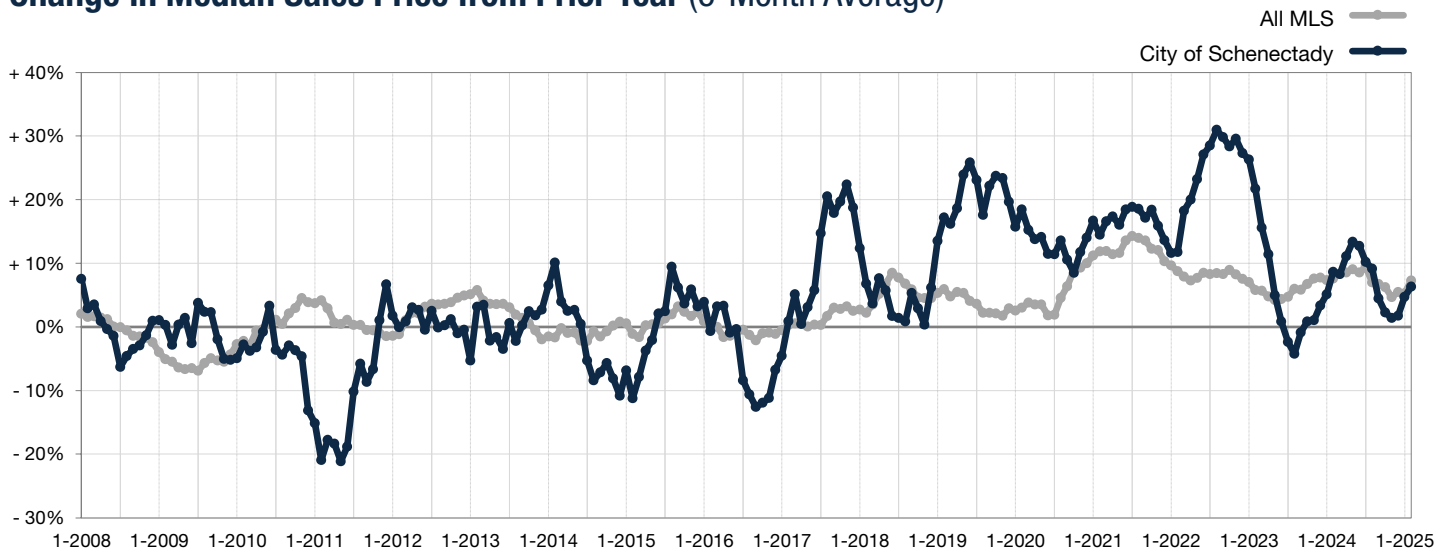
■ 2024 ■ 2025

### 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.