

Local Market Update – March 2025

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



City of Schenectady

- 6.4%

Change in
New Listings

- 6.5%

Change in
Closed Sales

+ 1.0%

Change in
Median Sales Price

	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	44	- 6.4%	126	115	- 8.7%
Closed Sales	31	29	- 6.5%	79	107	+ 35.4%
Median Sales Price*	\$208,000	\$210,000	+ 1.0%	\$204,070	\$232,000	+ 13.7%
Percent of Original List Price Received*	101.3%	99.3%	- 2.0%	97.8%	100.4%	+ 2.7%
Days on Market Until Sale	30	41	+ 36.3%	31	36	+ 16.3%
Inventory of Homes for Sale	66	44	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 32.0%	--	--	--

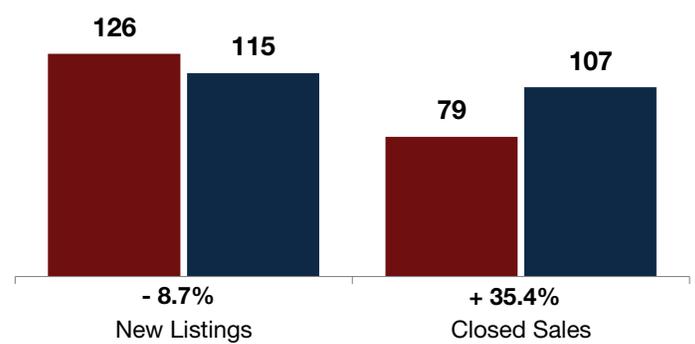
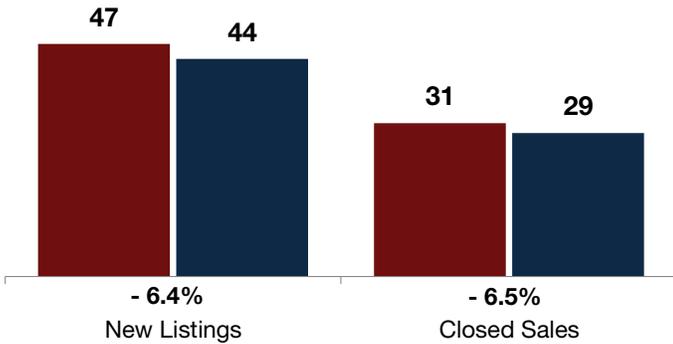
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

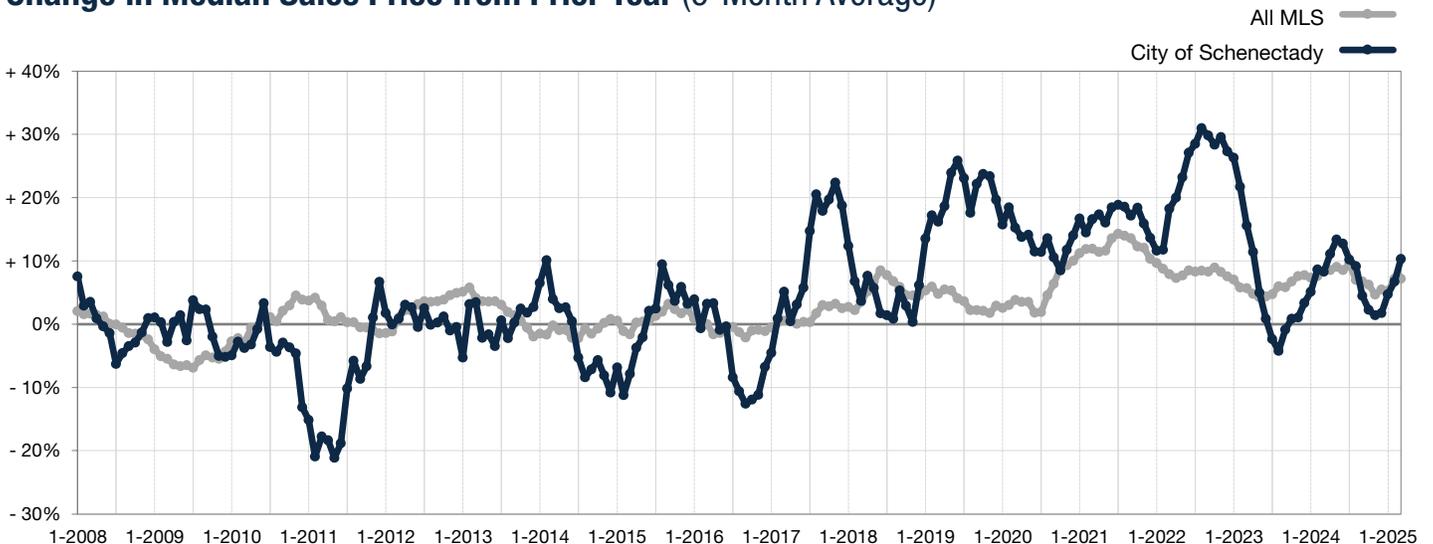
■ 2024 ■ 2025

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.