

# Local Market Update – May 2025

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



## City of Schenectady

**- 1.5%**

Change in  
New Listings

**- 8.7%**

Change in  
Closed Sales

**+ 13.6%**

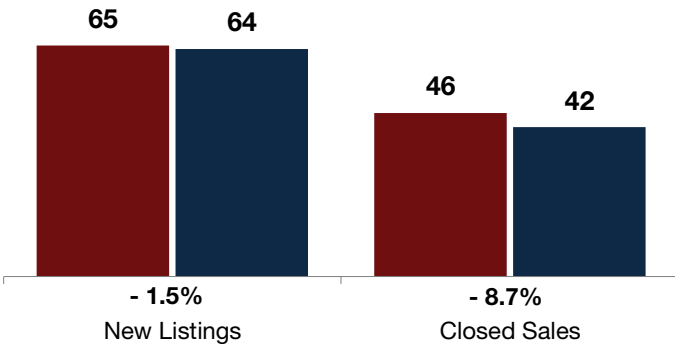
Change in  
Median Sales Price

|  | May       |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2024      | 2025             | + / -   | 2024         | 2025             | + / -   |
| New Listings                             | 65        | 64               | - 1.5%  | 242          | 225              | - 7.0%  |
| Closed Sales                             | 46        | 42               | - 8.7%  | 167          | 176              | + 5.4%  |
| Median Sales Price*                      | \$226,750 | <b>\$257,500</b> | + 13.6% | \$211,750    | <b>\$239,950</b> | + 13.3% |
| Percent of Original List Price Received* | 102.2%    | <b>99.9%</b>     | - 2.2%  | 99.4%        | <b>101.0%</b>    | + 1.6%  |
| Days on Market Until Sale                | 34        | <b>29</b>        | - 14.1% | 34           | <b>32</b>        | - 5.6%  |
| Inventory of Homes for Sale              | 69        | <b>67</b>        | - 2.9%  | --           | --               | --      |
| Months Supply of Inventory               | 1.6       | <b>1.7</b>       | + 5.7%  | --           | --               | --      |

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

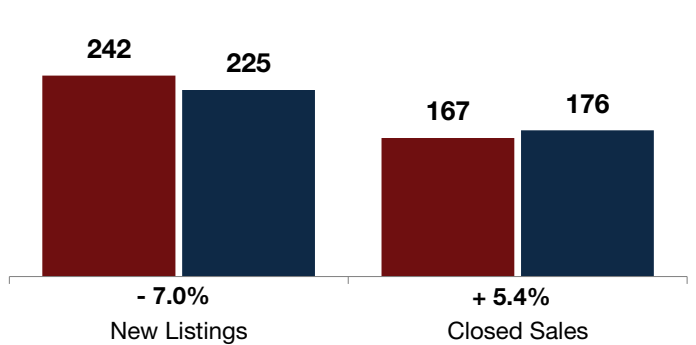
### May

■ 2024 ■ 2025

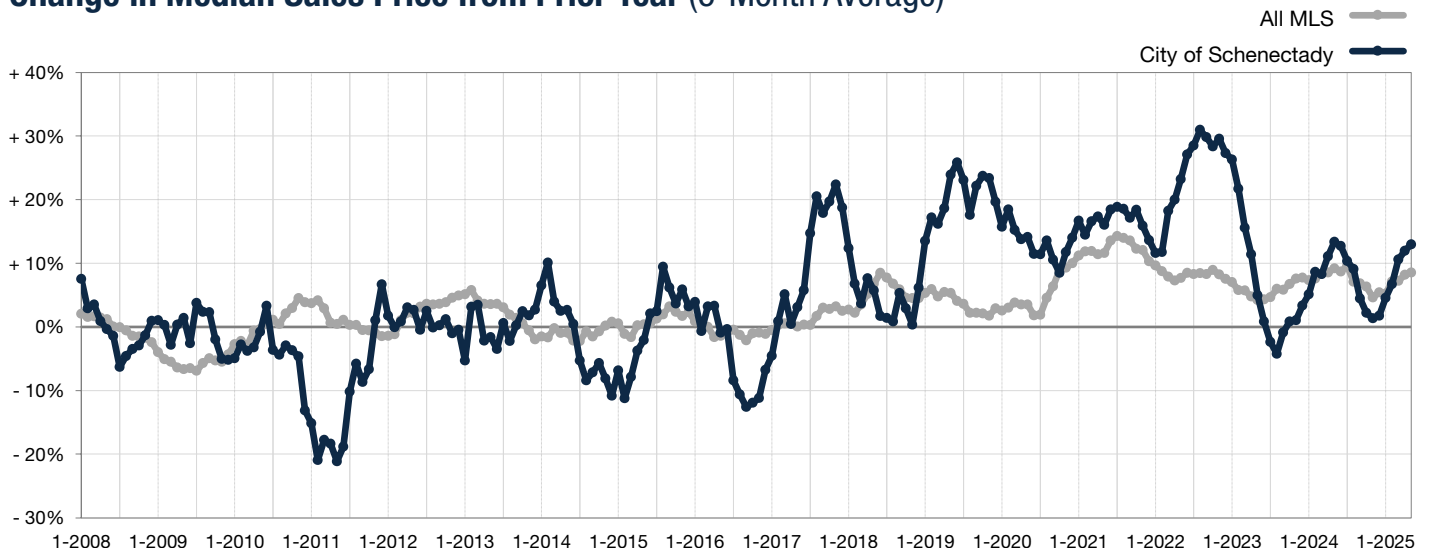


### Year to Date

■ 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.