

Local Market Update – June 2025

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



City of Schenectady

+ 6.3%

Change in
New Listings

- 33.3%

Change in
Closed Sales

+ 14.7%

Change in
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	48	51	+ 6.3%	290	276	- 4.8%
Closed Sales	48	32	- 33.3%	215	209	- 2.8%
Median Sales Price*	\$227,500	\$261,000	+ 14.7%	\$216,500	\$244,900	+ 13.1%
Percent of Original List Price Received*	101.8%	100.1%	- 1.7%	99.9%	101.0%	+ 1.1%
Days on Market Until Sale	26	32	+ 21.8%	32	32	- 1.0%
Inventory of Homes for Sale	78	59	- 24.4%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.6%	--	--	--

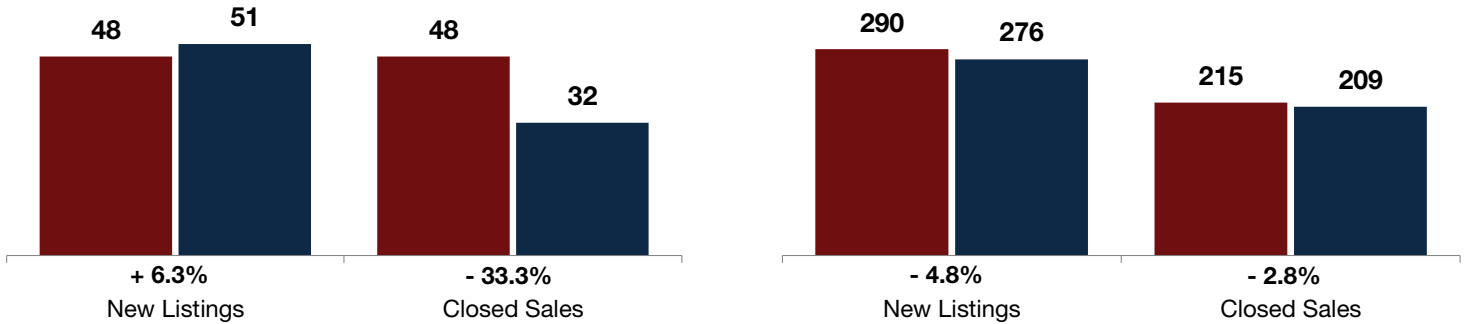
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

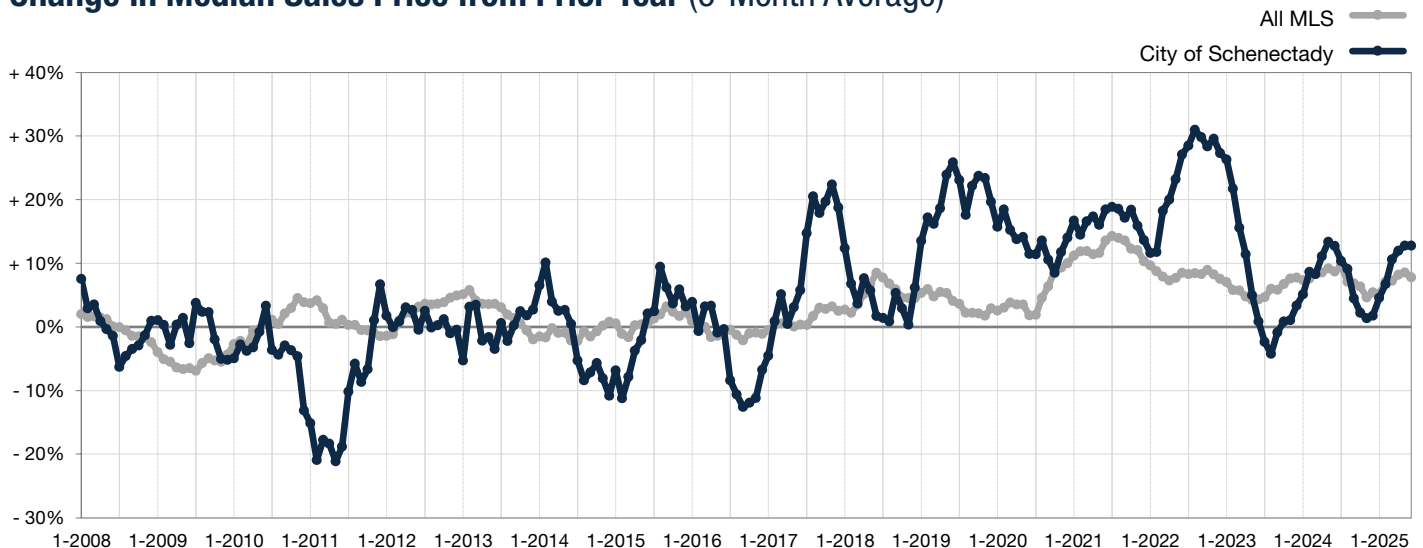
■ 2024 ■ 2025

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.