

# Local Market Update – July 2025

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



## City of Schenectady

**+ 12.3%**

Change in  
New Listings

**- 2.4%**

Change in  
Closed Sales

**+ 11.2%**

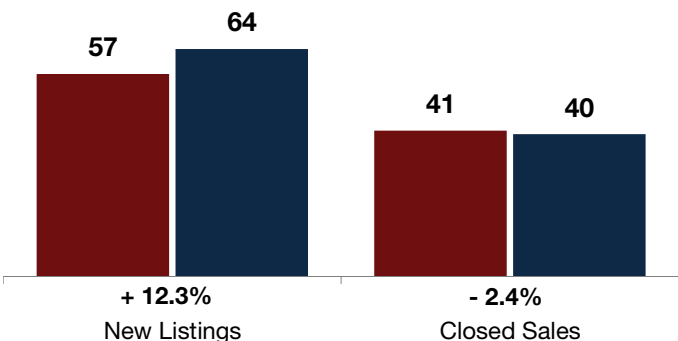
Change in  
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	57	64	+ 12.3%	347	341	- 1.7%
Closed Sales	41	40	- 2.4%	256	251	- 2.0%
Median Sales Price*	\$219,900	\$244,500	+ 11.2%	\$217,000	\$243,600	+ 12.3%
Percent of Original List Price Received*	102.1%	99.9%	- 2.1%	100.3%	100.8%	+ 0.5%
Days on Market Until Sale	18	33	+ 79.9%	30	33	+ 9.7%
Inventory of Homes for Sale	86	70	- 18.6%	--	--	--
Months Supply of Inventory	2.2	1.8	- 19.1%	--	--	--

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

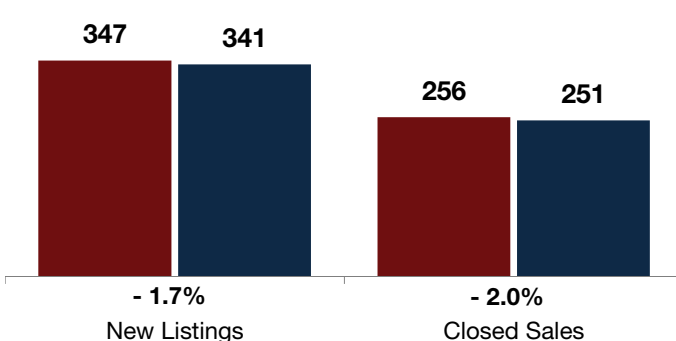
### July

■ 2024 ■ 2025

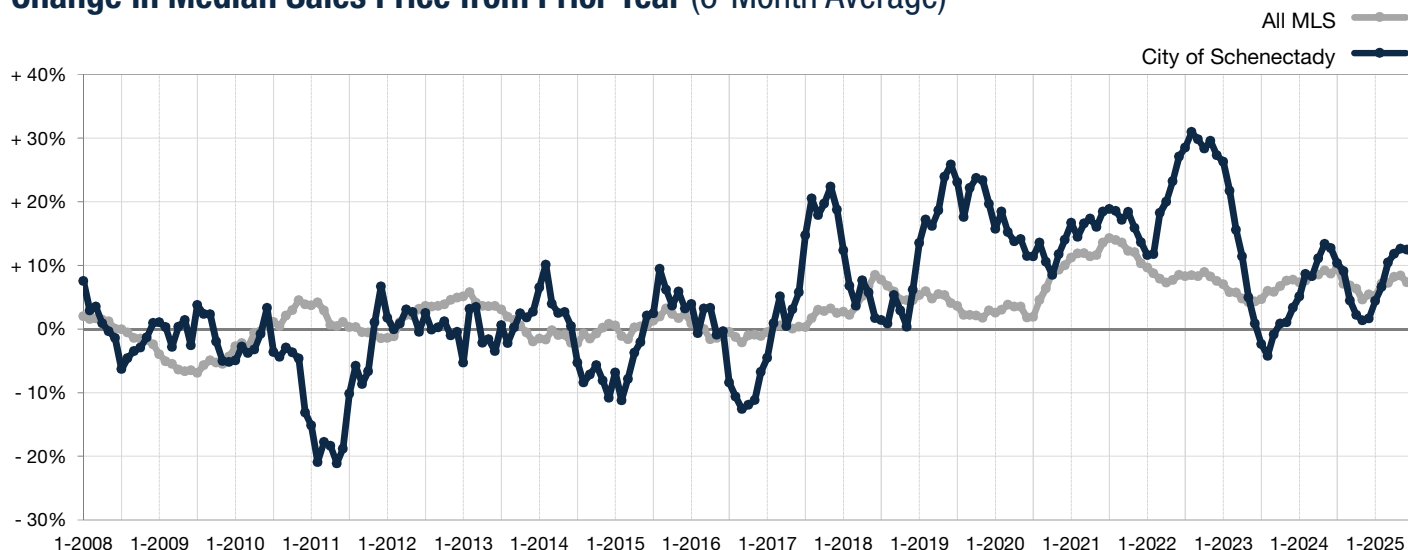


### Year to Date

■ 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.