

Local Market Update – August 2025

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



City of Schenectady

0.0%

Change in
New Listings

+ 7.5%

Change in
Closed Sales

+ 18.5%

Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	56	56	0.0%	403	398	- 1.2%
Closed Sales	40	43	+ 7.5%	296	296	0.0%
Median Sales Price*	\$219,500	\$260,000	+ 18.5%	\$217,000	\$249,450	+ 15.0%
Percent of Original List Price Received*	99.3%	102.1%	+ 2.8%	100.1%	101.0%	+ 0.8%
Days on Market Until Sale	47	46	- 2.0%	32	37	+ 14.3%
Inventory of Homes for Sale	87	75	- 13.8%	--	--	--
Months Supply of Inventory	2.2	1.9	- 14.2%	--	--	--

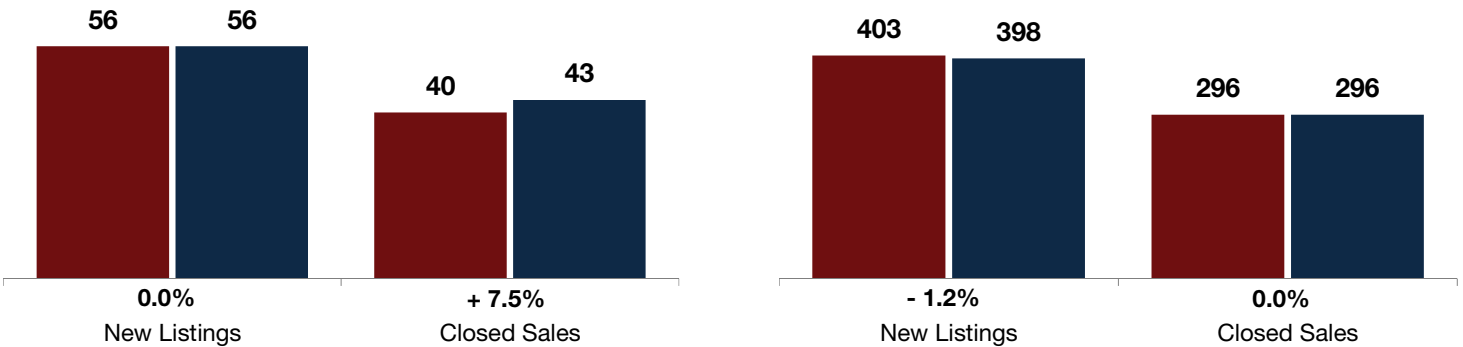
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

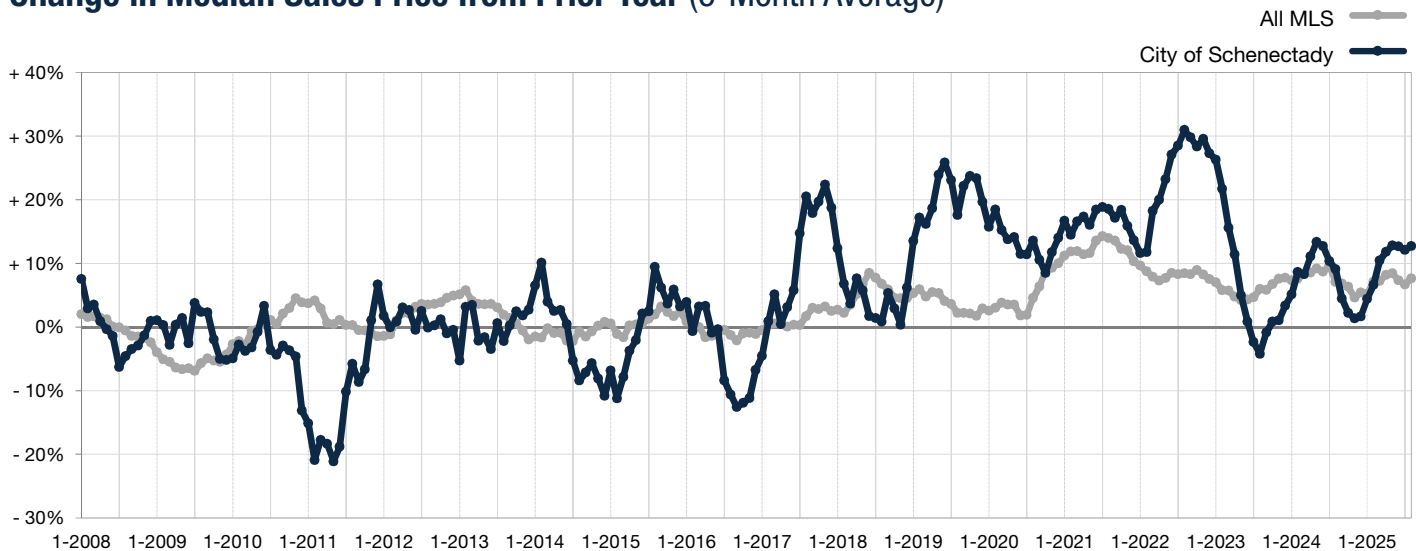
■ 2024 ■ 2025

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.