

Local Market Update – September 2025

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



City of Schenectady

- 17.5%

Change in
New Listings

+ 7.3%

Change in
Closed Sales

+ 32.7%

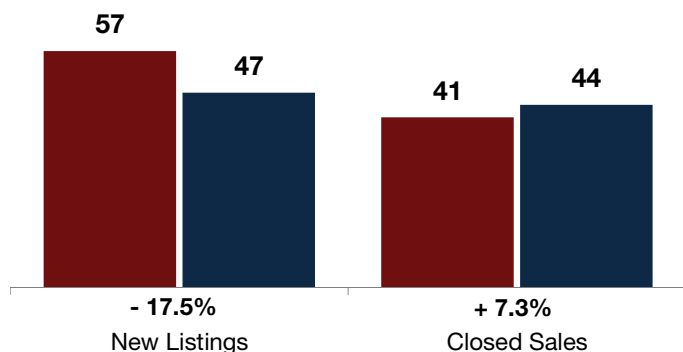
Change in
Median Sales Price

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	57	47	- 17.5%	460	445	- 3.3%
Closed Sales	41	44	+ 7.3%	337	340	+ 0.9%
Median Sales Price*	\$203,500	\$270,000	+ 32.7%	\$217,000	\$255,000	+ 17.5%
Percent of Original List Price Received*	100.5%	101.8%	+ 1.3%	100.2%	101.1%	+ 0.9%
Days on Market Until Sale	15	37	+ 146.5%	30	37	+ 22.2%
Inventory of Homes for Sale	85	68	- 20.0%	--	--	--
Months Supply of Inventory	2.2	1.7	- 20.8%	--	--	--

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

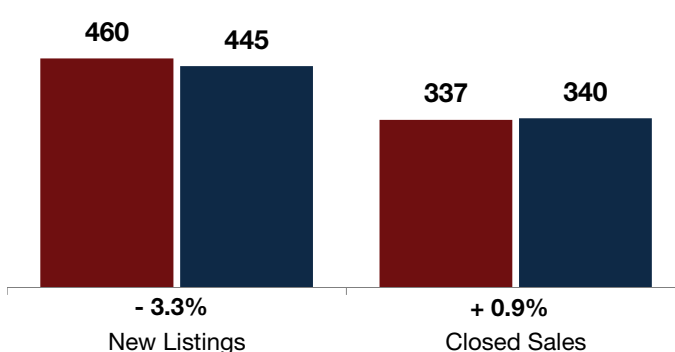
September

■ 2024 ■ 2025

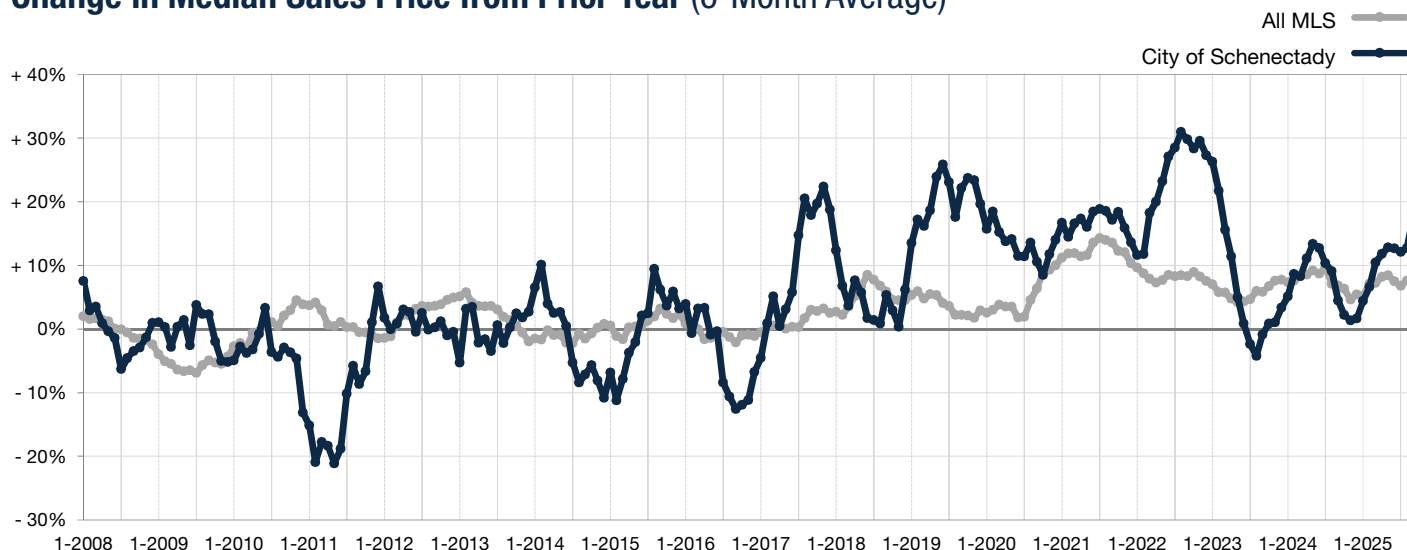


Year to Date

■ 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.