

Local Market Update – October 2025

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



City of Schenectady

+ 34.0%

Change in
New Listings

- 4.5%

Change in
Closed Sales

- 0.1%

Change in
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	63	+ 34.0%	507	506	- 0.2%
Closed Sales	44	42	- 4.5%	381	384	+ 0.8%
Median Sales Price*	\$237,700	\$237,500	- 0.1%	\$219,900	\$251,500	+ 14.4%
Percent of Original List Price Received*	100.7%	102.8%	+ 2.1%	100.2%	101.3%	+ 1.0%
Days on Market Until Sale	21	19	- 9.2%	29	35	+ 19.8%
Inventory of Homes for Sale	75	69	- 8.0%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.3%	--	--	--

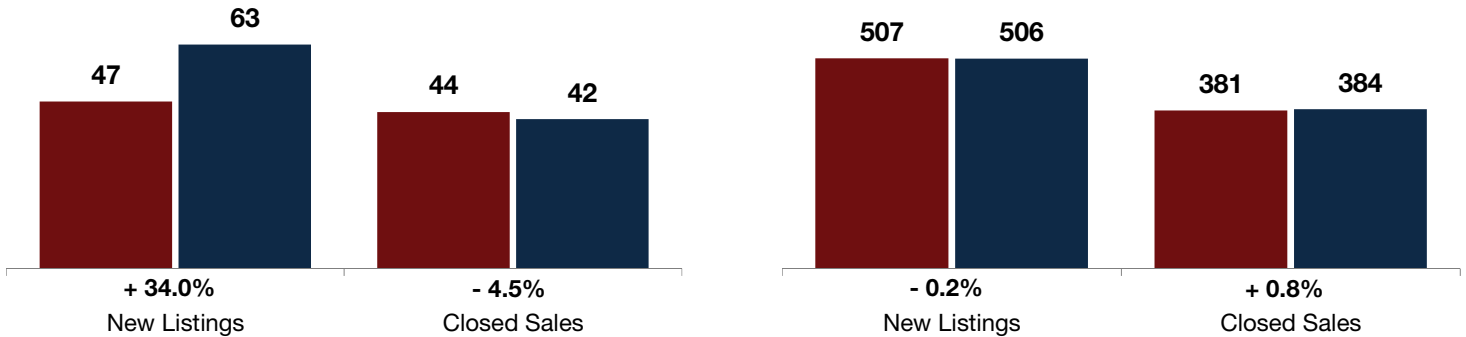
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

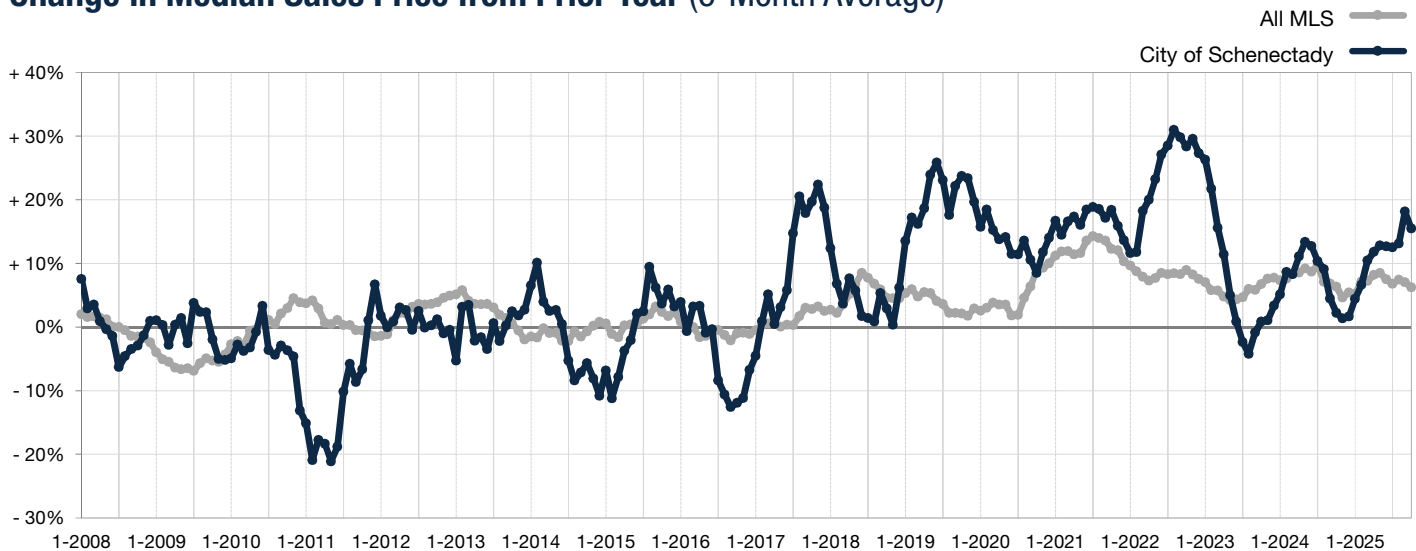
■ 2024 ■ 2025

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.