

Local Market Update – November 2025

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



City of Schenectady

- 23.9%

Change in
New Listings

- 21.4%

Change in
Closed Sales

+ 15.2%

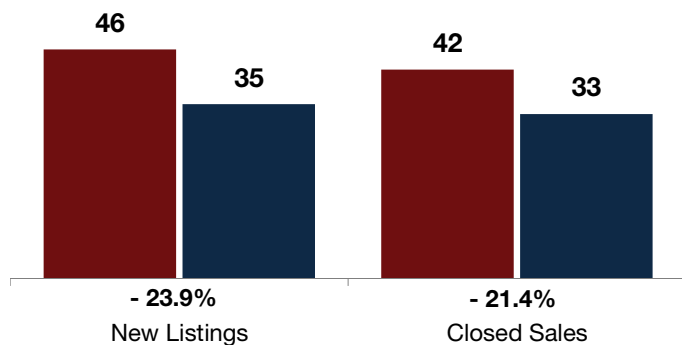
Change in
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	46	35	- 23.9%	553	543	- 1.8%
Closed Sales	42	33	- 21.4%	423	419	- 0.9%
Median Sales Price*	\$234,450	\$270,000	+ 15.2%	\$220,000	\$255,000	+ 15.9%
Percent of Original List Price Received*	100.4%	98.2%	- 2.2%	100.3%	101.1%	+ 0.8%
Days on Market Until Sale	38	34	- 10.1%	30	35	+ 15.5%
Inventory of Homes for Sale	83	57	- 31.3%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

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

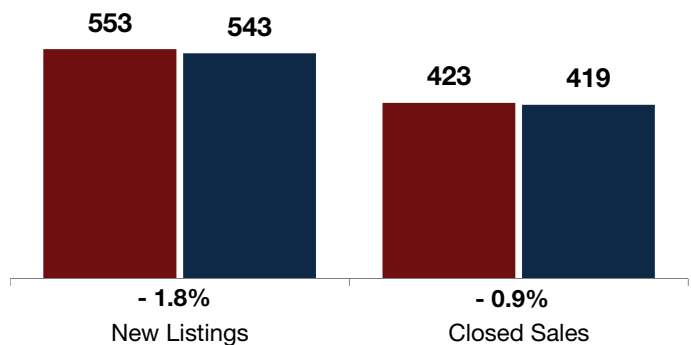
November

■ 2024 ■ 2025

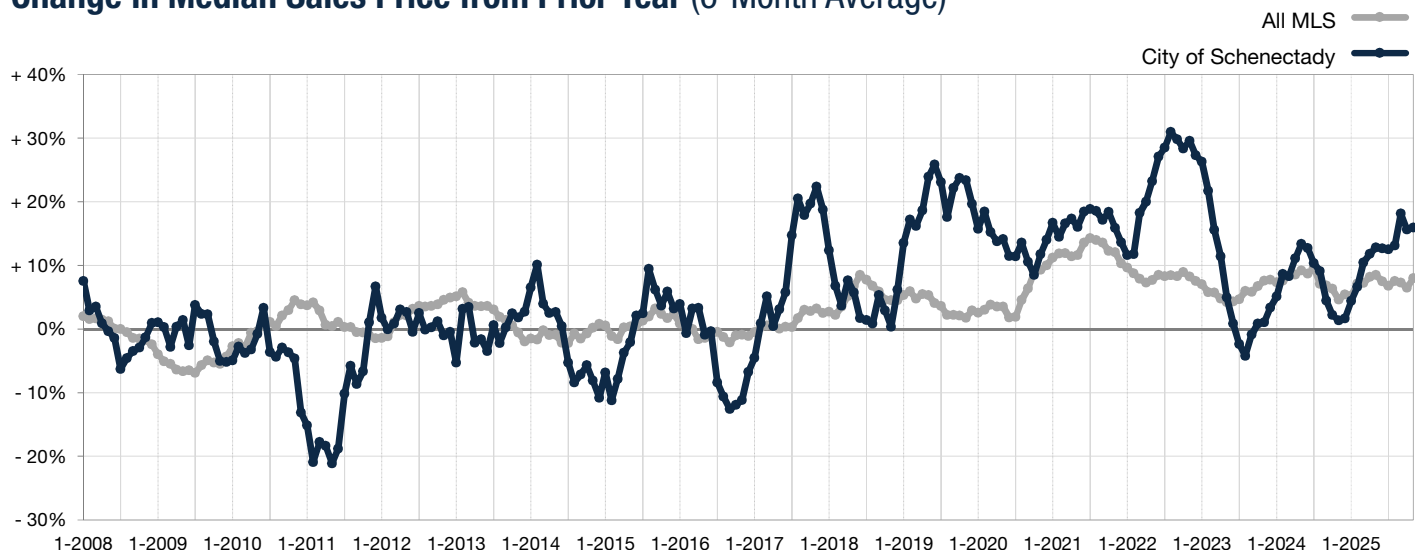


Year to Date

■ 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.