

Local Market Update – December 2025

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



City of Schenectady

- 25.8%

+ 66.7%

- 8.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	23	- 25.8%	584	570	- 2.4%
Closed Sales	33	55	+ 66.7%	456	482	+ 5.7%
Median Sales Price*	\$250,000	\$230,000	- 8.0%	\$223,500	\$250,000	+ 11.9%
Percent of Original List Price Received*	99.1%	98.0%	- 1.2%	100.2%	100.7%	+ 0.5%
Days on Market Until Sale	34	22	- 33.5%	30	33	+ 8.8%
Inventory of Homes for Sale	69	50	- 27.5%	--	--	--
Months Supply of Inventory	1.7	1.3	- 25.5%	--	--	--

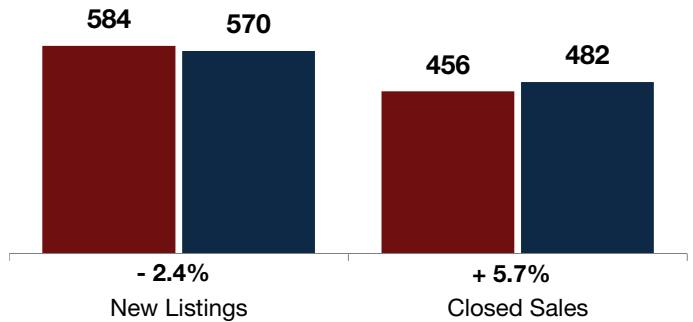
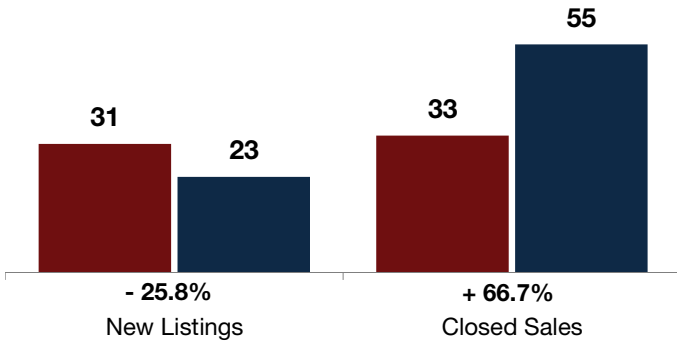
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

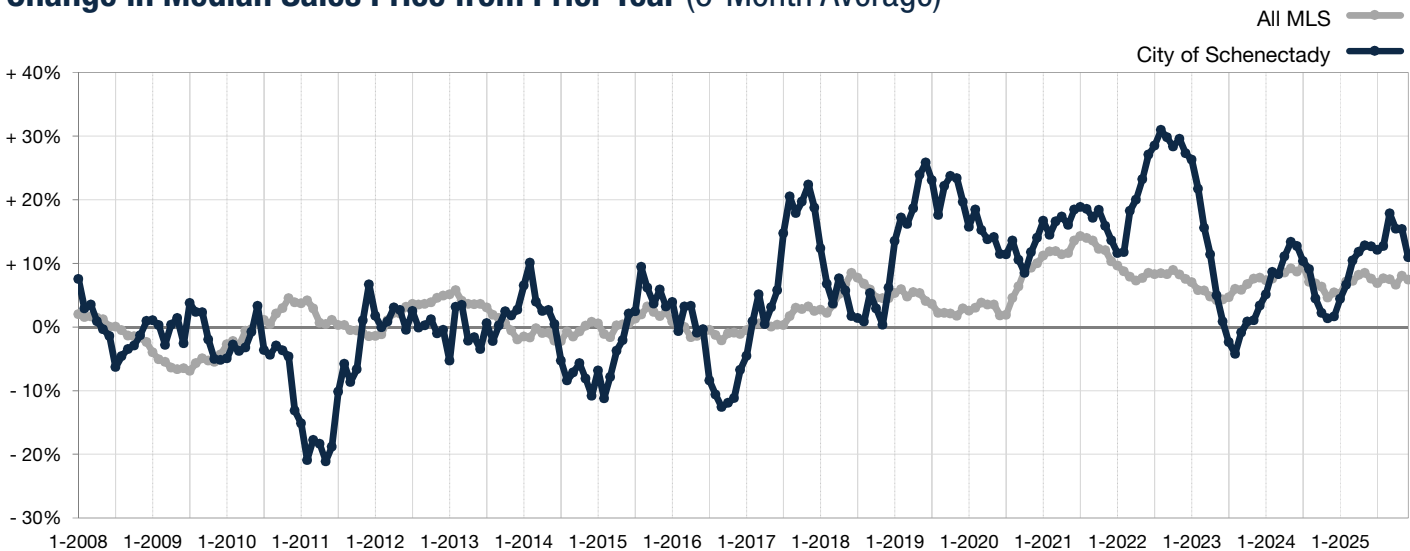
■ 2024 ■ 2025

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.