

# Local Market Update – January 2026

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



## City of Schenectady

**+ 14.7%**

**- 48.9%**

**+ 10.4%**

Change in  
New Listings

Change in  
Closed Sales

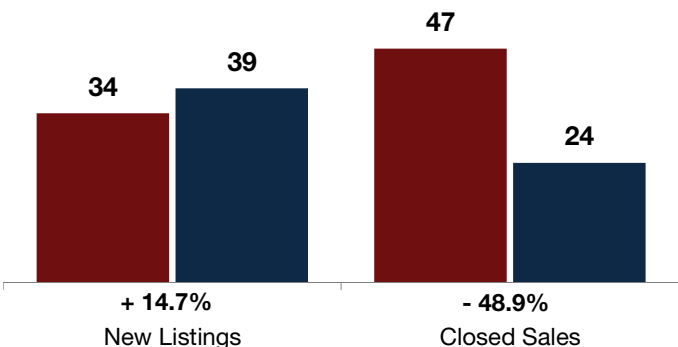
Change in  
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	34	39	+ 14.7%	34	39	+ 14.7%
Closed Sales	47	24	- 48.9%	47	24	- 48.9%
Median Sales Price*	\$240,000	\$265,000	+ 10.4%	\$240,000	\$265,000	+ 10.4%
Percent of Original List Price Received*	100.3%	98.3%	- 2.0%	100.3%	98.3%	- 2.0%
Days on Market Until Sale	34	29	- 16.2%	34	29	- 16.2%
Inventory of Homes for Sale	61	46	- 24.6%	--	--	--
Months Supply of Inventory	1.5	1.2	- 24.0%	--	--	--

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

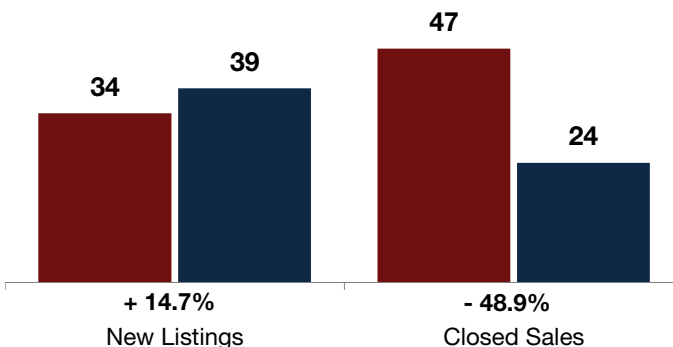
### January

■ 2025 ■ 2026

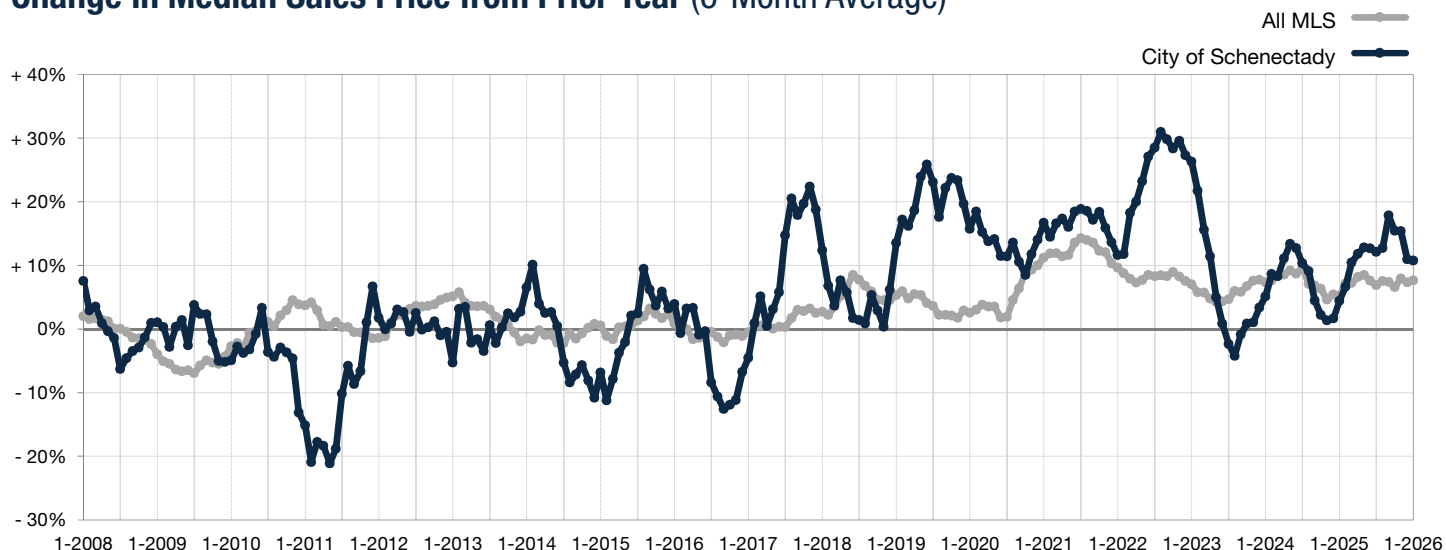


### Year to Date

■ 2025 ■ 2026



### 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.