

Local Market Update – February 2026

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



City of Schenectady

+ 5.6%

Change in
New Listings

- 19.4%

Change in
Closed Sales

+ 12.9%

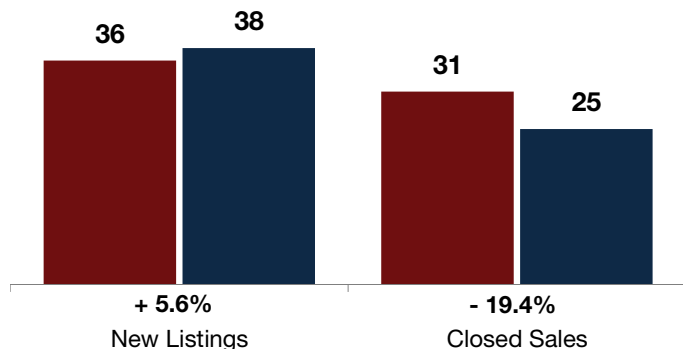
Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	36	38	+ 5.6%	70	76	+ 8.6%
Closed Sales	31	25	- 19.4%	79	51	- 35.4%
Median Sales Price*	\$225,000	\$254,000	+ 12.9%	\$234,550	\$260,000	+ 10.9%
Percent of Original List Price Received*	101.7%	102.4%	+ 0.7%	100.5%	99.6%	- 0.9%
Days on Market Until Sale	35	27	- 22.1%	36	32	- 10.9%
Inventory of Homes for Sale	60	56	- 6.7%	--	--	--
Months Supply of Inventory	1.5	1.5	- 4.4%	--	--	--

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

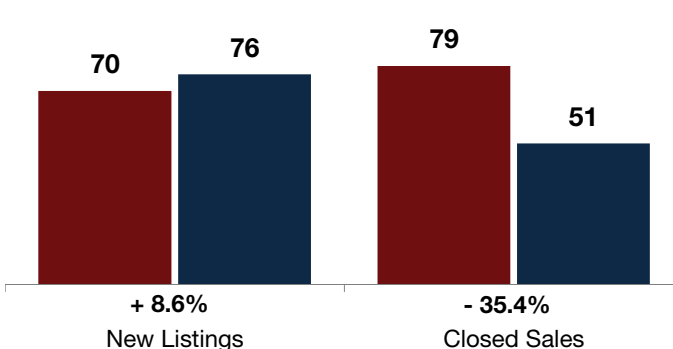
February

■ 2025 ■ 2026

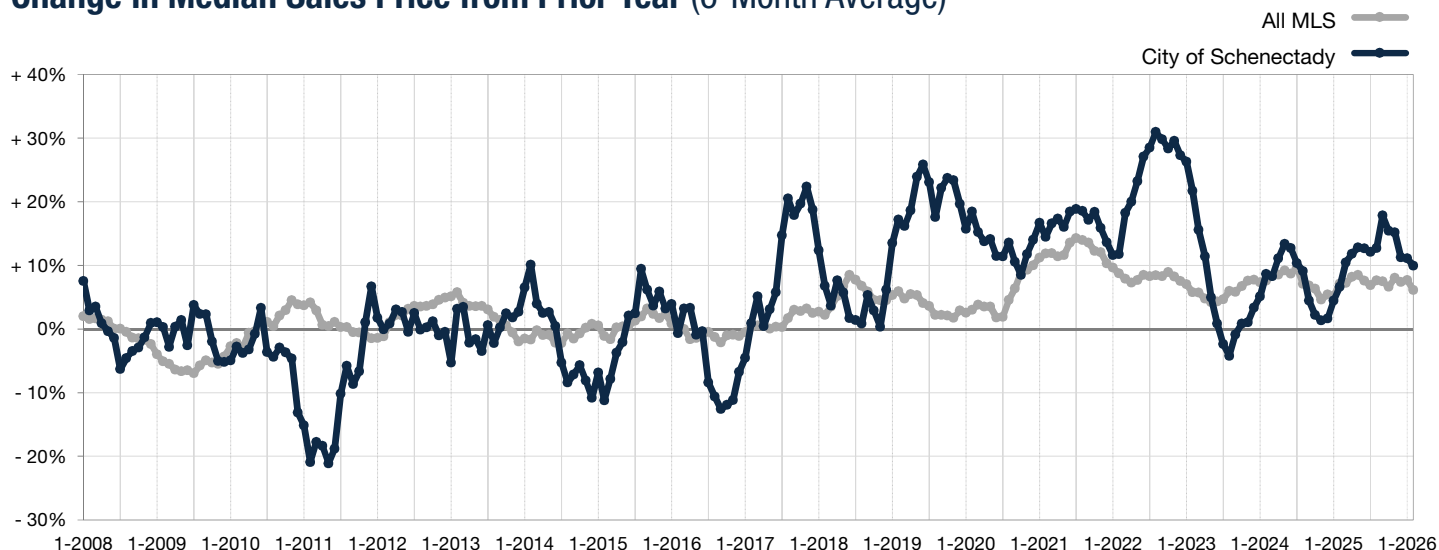


Year to Date

■ 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.