

# Local Market Update – March 2026

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



## City of Schenectady

**- 14.0%**

Change in  
New Listings

**- 23.3%**

Change in  
Closed Sales

**+ 6.8%**

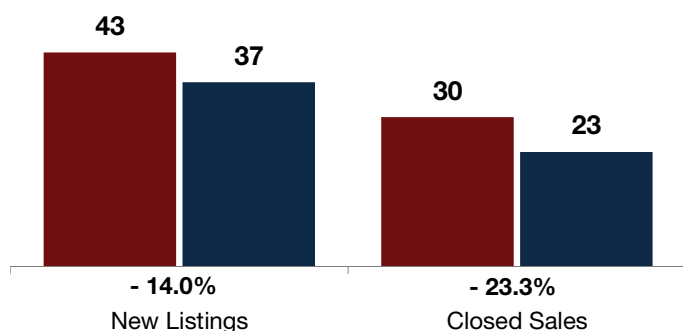
Change in  
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	43	37	- 14.0%	113	110	- 2.7%
Closed Sales	30	23	- 23.3%	109	74	- 32.1%
Median Sales Price*	\$214,950	<b>\$229,600</b>	+ 6.8%	\$232,000	<b>\$250,000</b>	+ 7.8%
Percent of Original List Price Received*	100.1%	<b>96.7%</b>	- 3.4%	100.4%	<b>98.7%</b>	- 1.6%
Days on Market Until Sale	40	<b>39</b>	- 4.6%	37	<b>34</b>	- 8.6%
Inventory of Homes for Sale	51	<b>44</b>	- 13.7%	--	--	--
Months Supply of Inventory	1.3	<b>1.2</b>	- 8.8%	--	--	--

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

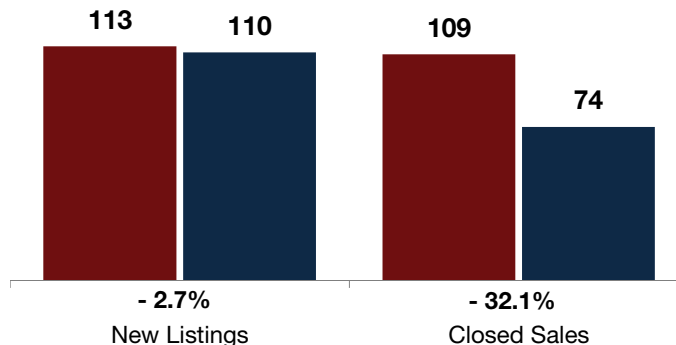
### March

■ 2025 ■ 2026

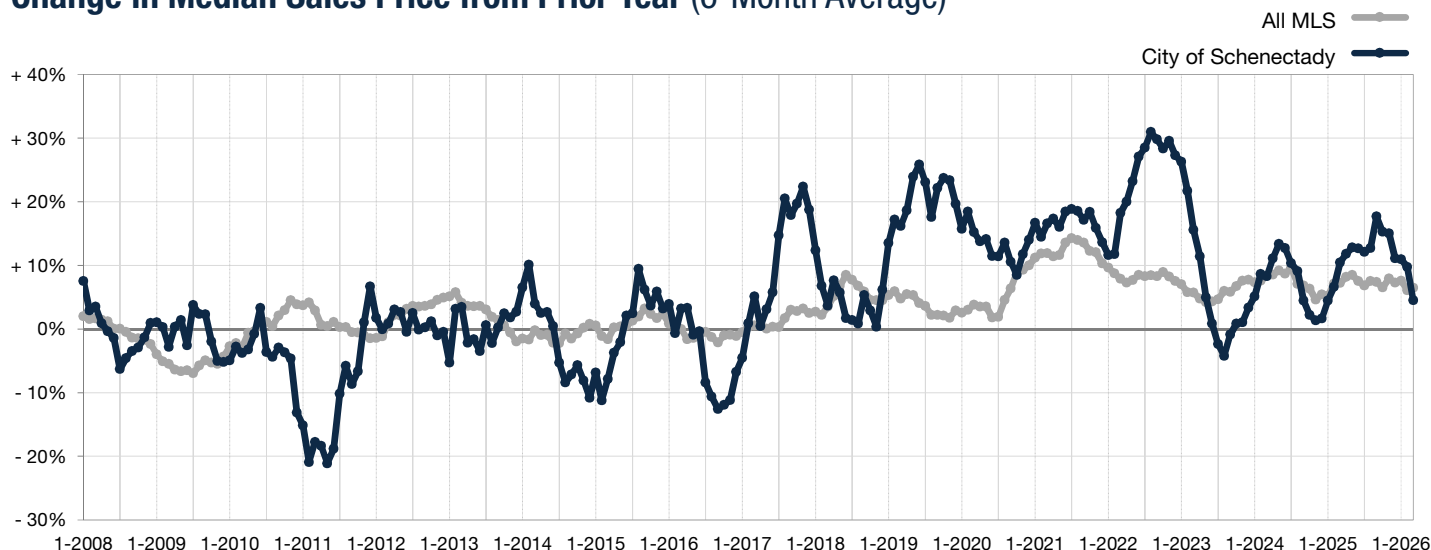


### Year to Date

■ 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.