

Local Market Update – January 2025

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



Schenectady County

0.0%

Change in
New Listings

+ 43.4%

Change in
Closed Sales

+ 8.7%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	108	108	0.0%	108	108	0.0%
Closed Sales	76	109	+ 43.4%	76	109	+ 43.4%
Median Sales Price*	\$248,500	\$270,000	+ 8.7%	\$248,500	\$270,000	+ 8.7%
Percent of Original List Price Received*	97.5%	99.4%	+ 1.9%	97.5%	99.4%	+ 1.9%
Days on Market Until Sale	22	30	+ 36.8%	22	30	+ 36.8%
Inventory of Homes for Sale	158	149	- 5.7%	--	--	--
Months Supply of Inventory	1.3	1.3	+ 0.7%	--	--	--

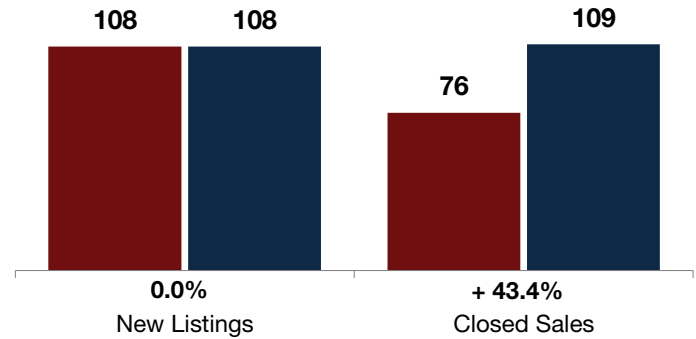
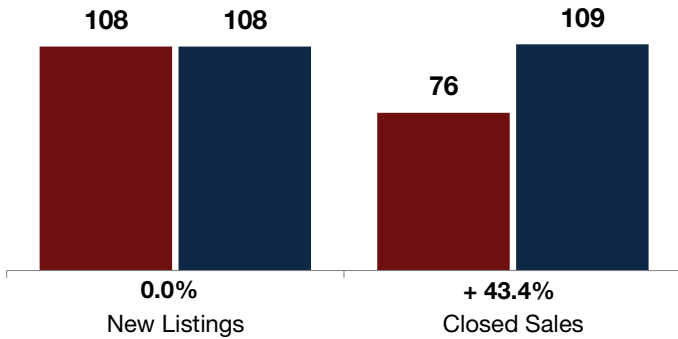
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

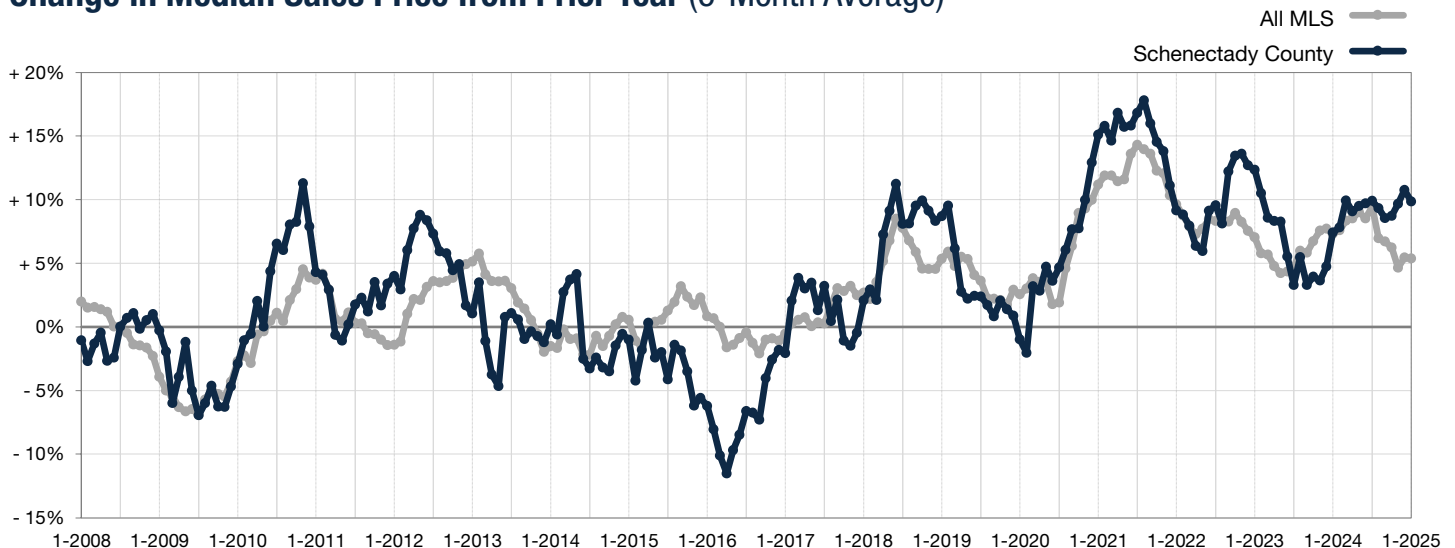
■ 2024 ■ 2025

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.