

Local Market Update – February 2025

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



Schenectady County

- 6.1%

Change in
New Listings

+ 22.2%

Change in
Closed Sales

+ 12.2%

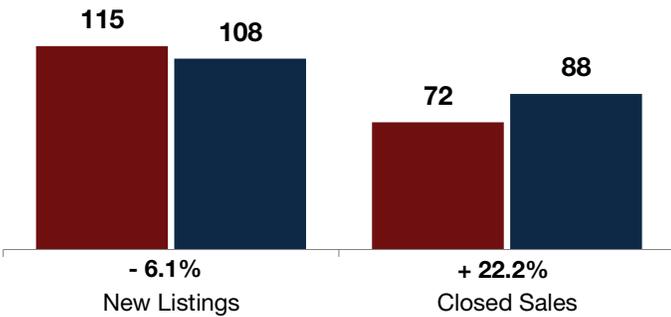
Change in
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	115	108	- 6.1%	223	216	- 3.1%
Closed Sales	72	88	+ 22.2%	148	202	+ 36.5%
Median Sales Price*	\$240,000	\$269,200	+ 12.2%	\$243,500	\$269,950	+ 10.9%
Percent of Original List Price Received*	96.9%	98.8%	+ 2.0%	97.2%	99.0%	+ 1.8%
Days on Market Until Sale	35	29	- 17.7%	28	30	+ 4.2%
Inventory of Homes for Sale	142	150	+ 5.6%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 13.8%	--	--	--

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

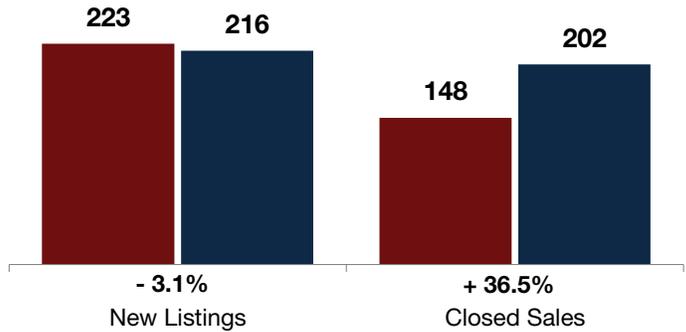
February

■ 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.