

# Local Market Update – May 2025

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



## Schenectady County

**+ 20.7%**

Change in  
New Listings

**- 7.8%**

Change in  
Closed Sales

**+ 7.3%**

Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	169	204	+ 20.7%	674	687	+ 1.9%
Closed Sales	128	118	- 7.8%	484	503	+ 3.9%
Median Sales Price*	\$275,000	<b>\$295,000</b>	+ 7.3%	\$254,000	<b>\$280,000</b>	+ 10.2%
Percent of Original List Price Received*	101.6%	101.5%	- 0.2%	99.6%	100.5%	+ 0.9%
Days on Market Until Sale	25	25	+ 1.7%	28	27	- 1.6%
Inventory of Homes for Sale	173	175	+ 1.2%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 5.8%	--	--	--

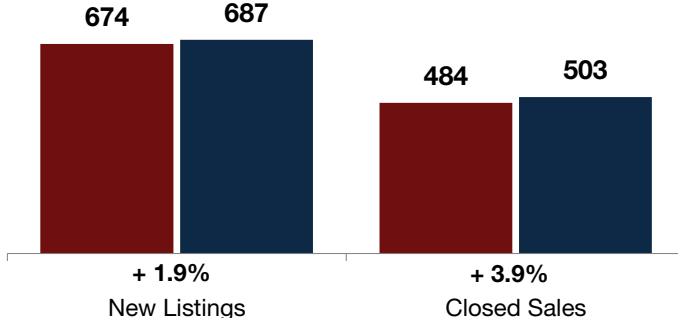
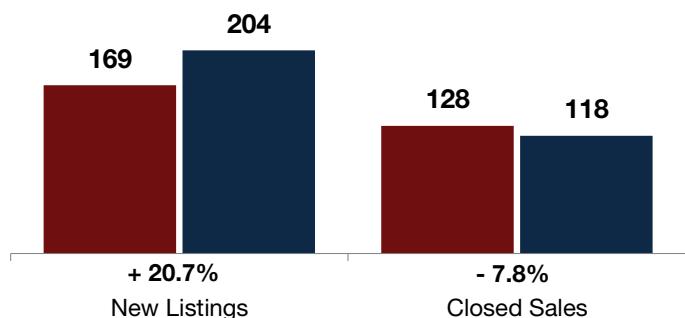
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

■ 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.