

# Local Market Update – June 2025

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



## Schenectady County

**+ 10.9%**

Change in  
New Listings

**- 10.3%**

Change in  
Closed Sales

**+ 13.1%**

Change in  
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	174	193	+ 10.9%	848	884	+ 4.2%
Closed Sales	126	113	- 10.3%	610	618	+ 1.3%
Median Sales Price*	\$274,000	\$310,000	+ 13.1%	\$260,000	\$282,250	+ 8.6%
Percent of Original List Price Received*	101.6%	103.0%	+ 1.4%	100.0%	101.0%	+ 1.0%
Days on Market Until Sale	18	16	- 7.9%	26	25	- 1.8%
Inventory of Homes for Sale	212	187	- 11.8%	--	--	--
Months Supply of Inventory	1.8	1.6	- 12.6%	--	--	--

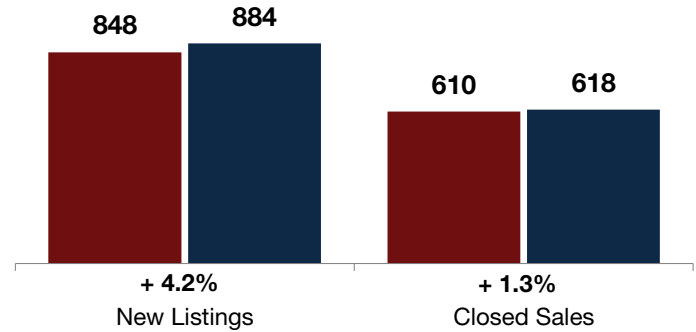
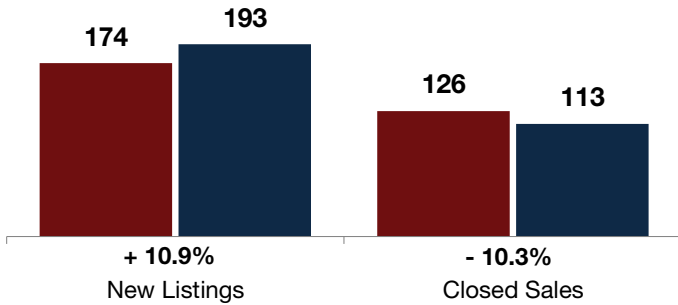
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

■ 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.