

Local Market Update – July 2025

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



Schenectady County

+ 36.9%

Change in
New Listings

+ 13.4%

Change in
Closed Sales

+ 7.0%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	149	204	+ 36.9%	997	1,093	+ 9.6%
Closed Sales	127	144	+ 13.4%	737	769	+ 4.3%
Median Sales Price*	\$280,000	\$299,500	+ 7.0%	\$260,500	\$285,000	+ 9.4%
Percent of Original List Price Received*	103.2%	101.5%	- 1.6%	100.6%	101.1%	+ 0.5%
Days on Market Until Sale	16	21	+ 26.0%	24	25	+ 2.1%
Inventory of Homes for Sale	210	206	- 1.9%	--	--	--
Months Supply of Inventory	1.8	1.7	- 6.4%	--	--	--

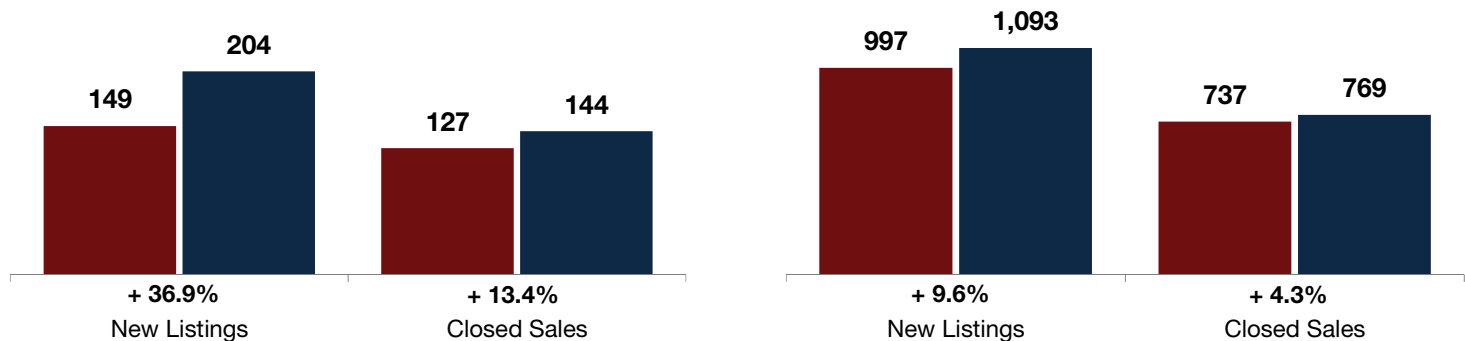
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 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.