

Local Market Update – August 2025

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



Schenectady County

+ 26.2%

Change in
New Listings

+ 17.4%

Change in
Closed Sales

+ 11.7%

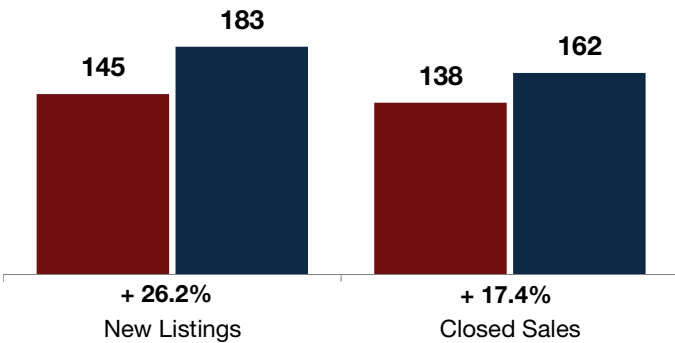
Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	145	183	+ 26.2%	1,142	1,280	+ 12.1%
Closed Sales	138	162	+ 17.4%	875	937	+ 7.1%
Median Sales Price*	\$290,000	\$324,000	+ 11.7%	\$265,500	\$295,000	+ 11.1%
Percent of Original List Price Received*	102.3%	102.3%	- 0.1%	100.8%	101.3%	+ 0.4%
Days on Market Until Sale	24	31	+ 33.5%	24	27	+ 11.5%
Inventory of Homes for Sale	207	209	+ 1.0%	--	--	--
Months Supply of Inventory	1.8	1.7	- 7.4%	--	--	--

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

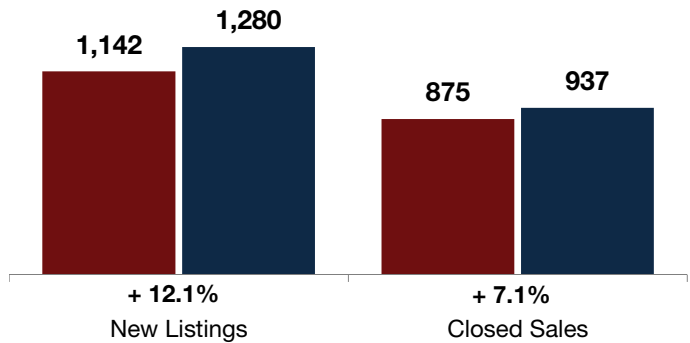
August

■ 2024 ■ 2025

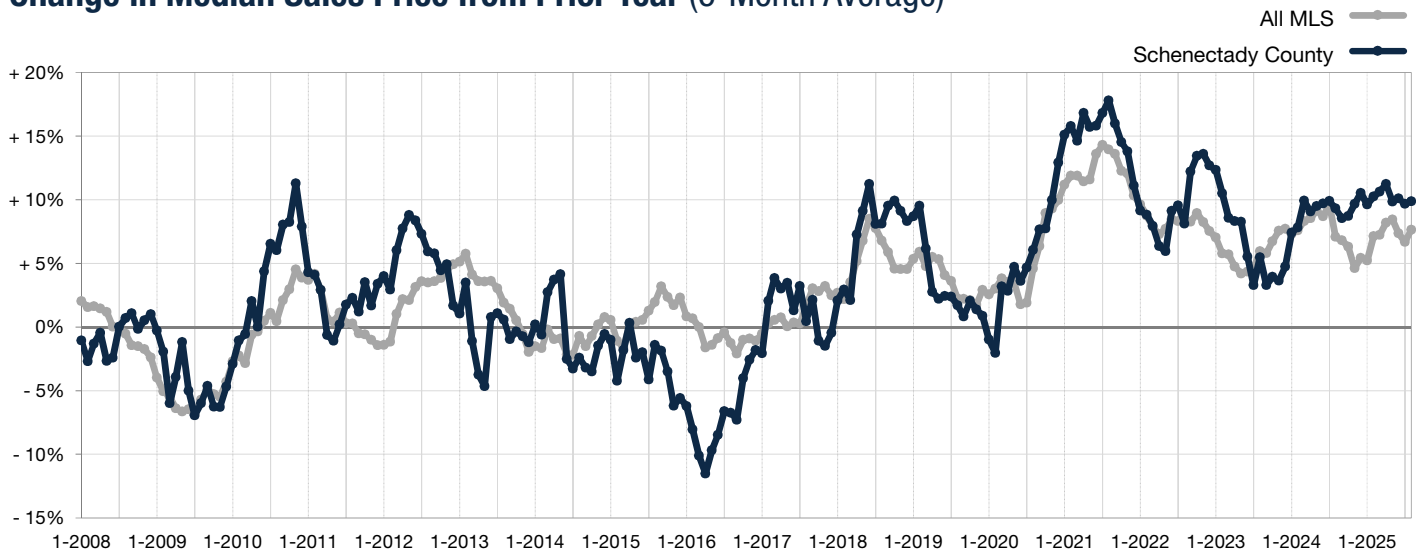


Year to Date

■ 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.