

Local Market Update – September 2025

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



Schenectady County

+ 12.5%

Change in
New Listings

+ 26.6%

Change in
Closed Sales

+ 4.5%

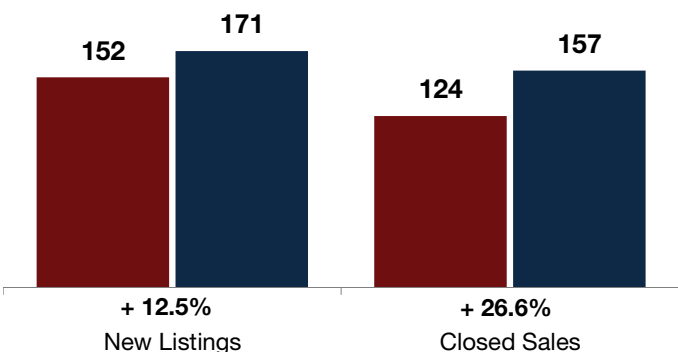
Change in
Median Sales Price

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	152	171	+ 12.5%	1,294	1,451	+ 12.1%
Closed Sales	124	157	+ 26.6%	999	1,096	+ 9.7%
Median Sales Price*	\$275,000	\$287,500	+ 4.5%	\$267,500	\$290,000	+ 8.4%
Percent of Original List Price Received*	100.9%	102.3%	+ 1.4%	100.9%	101.4%	+ 0.6%
Days on Market Until Sale	25	21	- 14.9%	24	26	+ 7.5%
Inventory of Homes for Sale	200	215	+ 7.5%	--	--	--
Months Supply of Inventory	1.7	1.7	- 1.8%	--	--	--

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

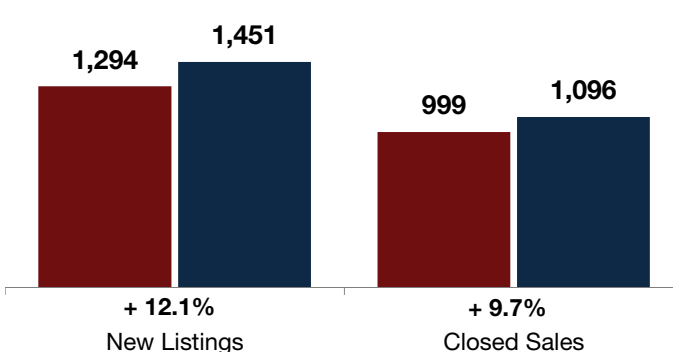
September

■ 2024 ■ 2025

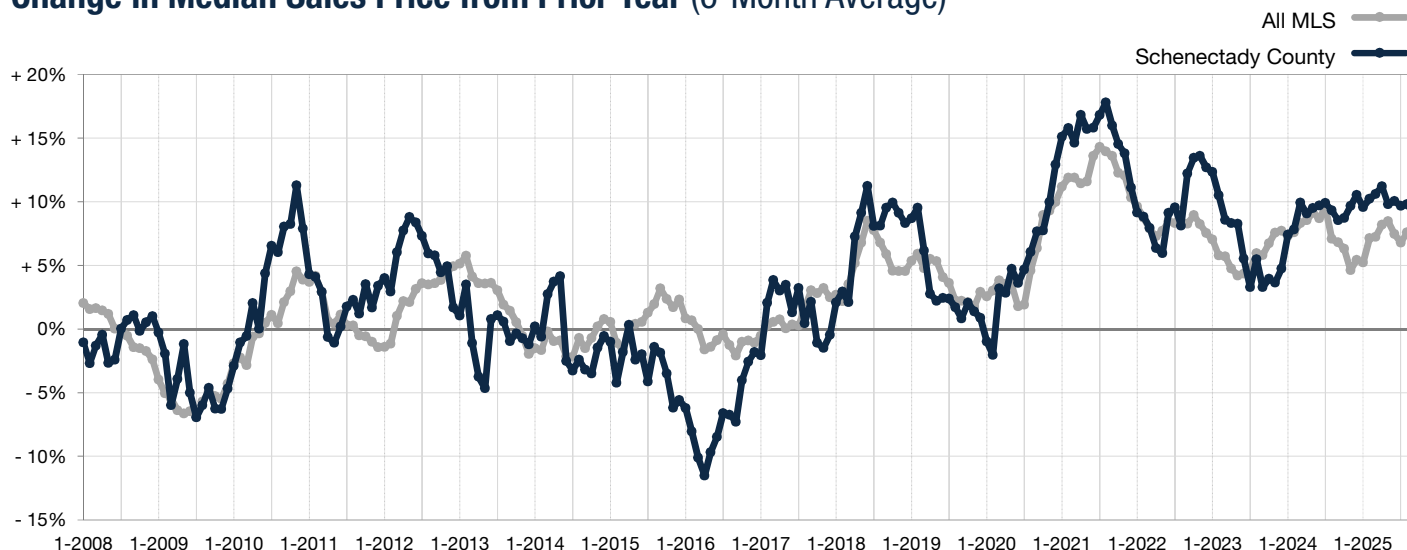


Year to Date

■ 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.