

# Local Market Update – October 2025

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



## Schenectady County

**+ 13.4%**

Change in  
New Listings

**+ 26.2%**

Change in  
Closed Sales

**+ 11.2%**

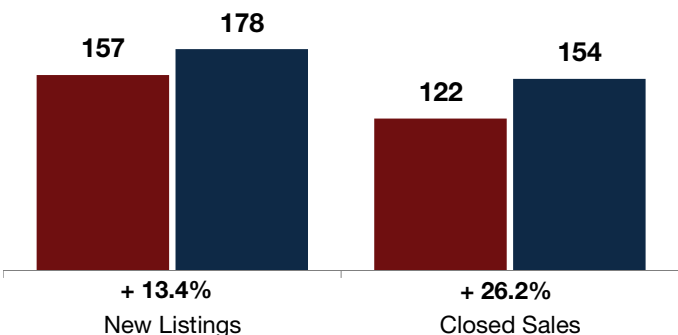
Change in  
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	157	178	+ 13.4%	1,451	1,630	+ 12.3%
Closed Sales	122	154	+ 26.2%	1,121	1,259	+ 12.3%
Median Sales Price*	\$285,500	\$317,450	+ 11.2%	\$270,000	\$295,000	+ 9.3%
Percent of Original List Price Received*	101.2%	102.7%	+ 1.5%	100.9%	101.6%	+ 0.7%
Days on Market Until Sale	19	18	- 2.6%	24	25	+ 6.9%
Inventory of Homes for Sale	208	209	+ 0.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 9.8%	--	--	--

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

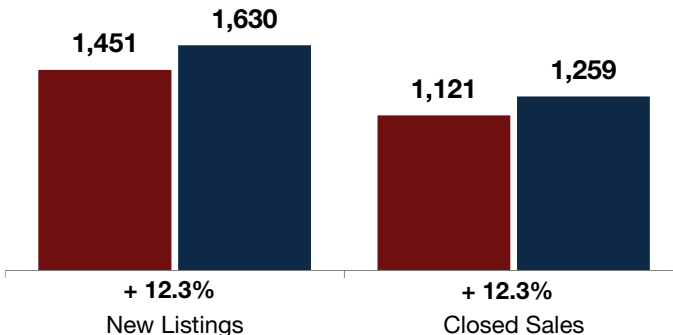
### October

■ 2024 ■ 2025

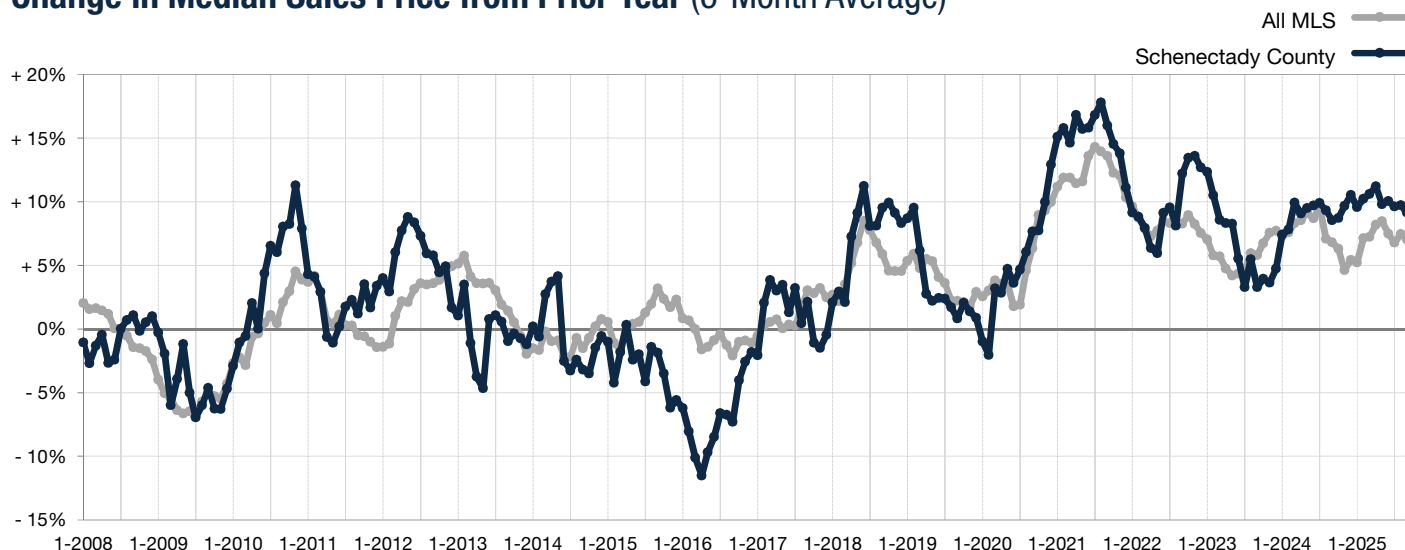


### Year to Date

■ 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.