

# Local Market Update – November 2025

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



## Schenectady County

**- 9.0%**

Change in  
New Listings

**- 7.7%**

Change in  
Closed Sales

**+ 10.8%**

Change in  
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	111	101	- 9.0%	1,562	1,732	+ 10.9%
Closed Sales	130	120	- 7.7%	1,251	1,385	+ 10.7%
Median Sales Price*	\$287,435	\$318,500	+ 10.8%	\$270,000	\$299,999	+ 11.1%
Percent of Original List Price Received*	99.6%	99.2%	- 0.4%	100.8%	101.3%	+ 0.6%
Days on Market Until Sale	27	28	+ 2.2%	24	25	+ 6.2%
Inventory of Homes for Sale	199	179	- 10.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 19.8%	--	--	--

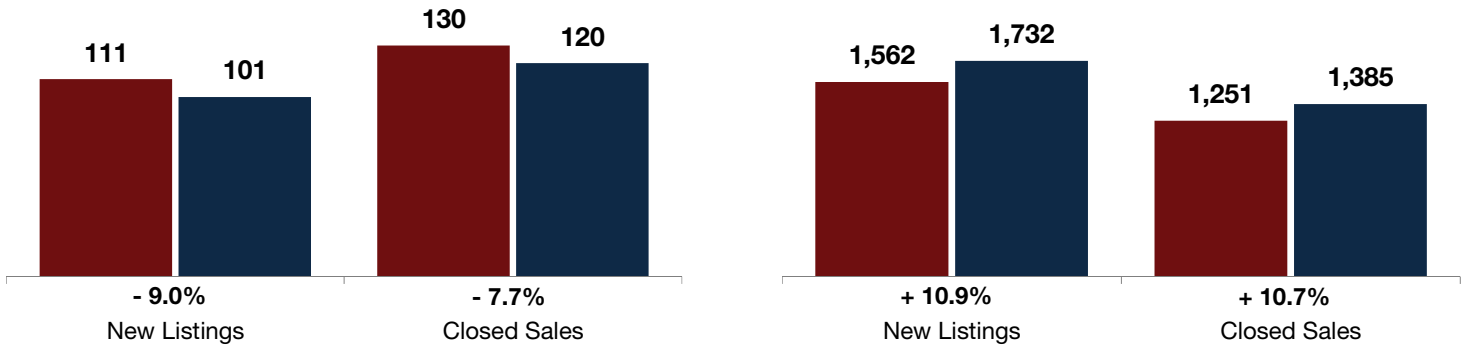
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

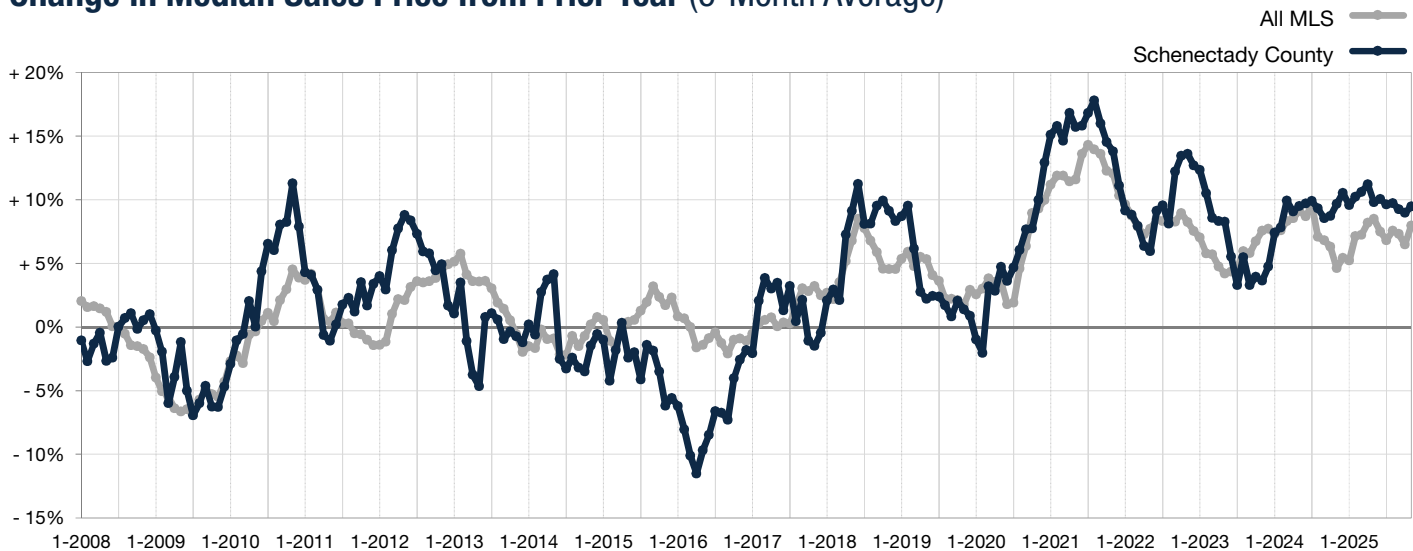
■ 2024 ■ 2025

### 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.