

Local Market Update – December 2025

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



Schenectady County

- 18.1%

+ 34.7%

+ 5.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

| | December | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| New Listings | 83 | 68 | - 18.1% | 1,645 | 1,809 | + 10.0% |
| Closed Sales | 121 | 163 | + 34.7% | 1,372 | 1,558 | + 13.6% |
| Median Sales Price* | \$285,000 | \$300,000 | + 5.3% | \$271,898 | \$299,900 | + 10.3% |
| Percent of Original List Price Received* | 100.5% | 97.8% | - 2.7% | 100.7% | 100.9% | + 0.2% |
| Days on Market Until Sale | 22 | 31 | + 39.1% | 24 | 26 | + 9.1% |
| Inventory of Homes for Sale | 164 | 161 | - 1.8% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.2 | - 9.9% | -- | -- | -- |

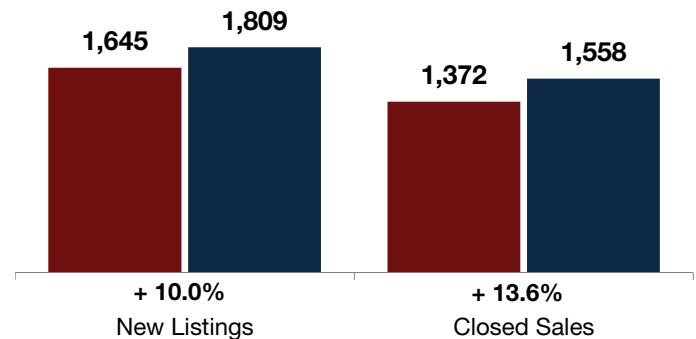
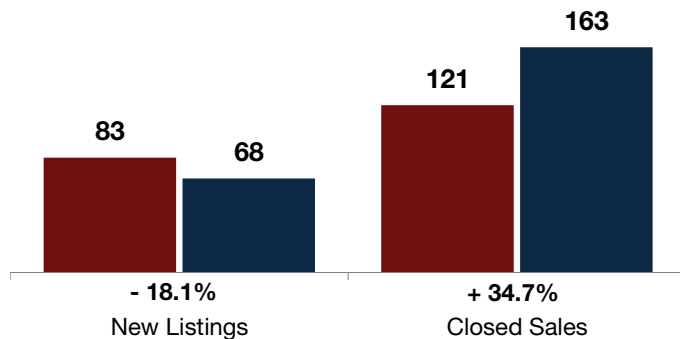
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

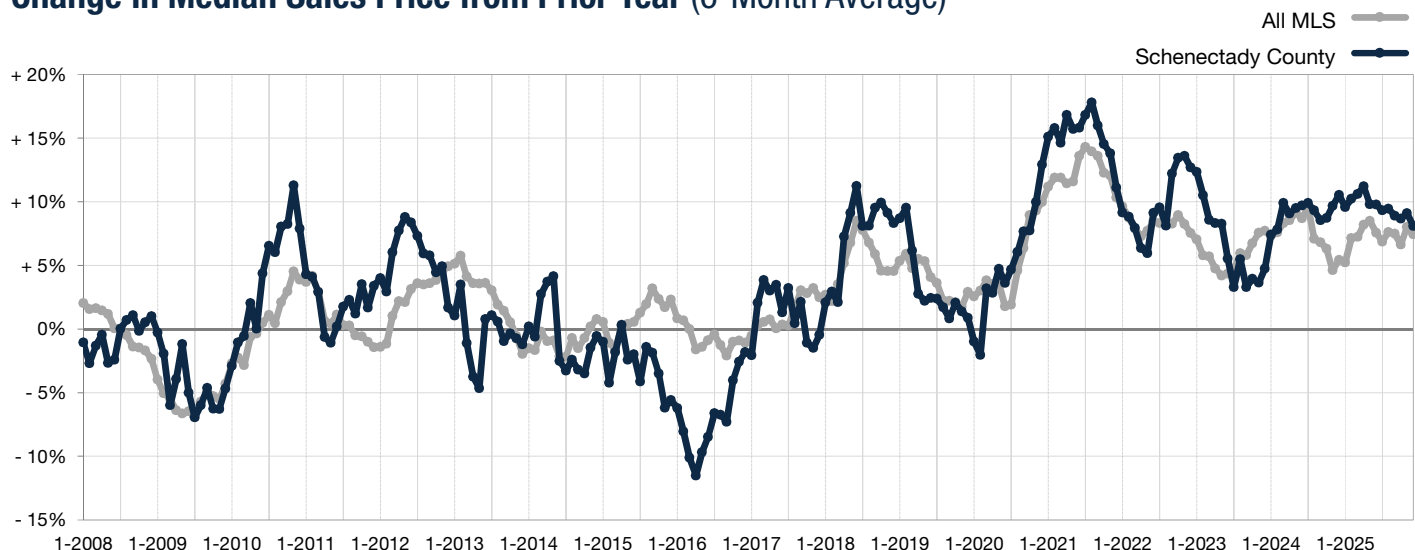
■ 2024 ■ 2025

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.