

Local Market Update – January 2026

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



Schenectady County

- 21.5%

Change in
New Listings

- 22.4%

Change in
Closed Sales

+ 8.9%

Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	107	84	- 21.5%	107	84	- 21.5%
Closed Sales	116	90	- 22.4%	116	90	- 22.4%
Median Sales Price*	\$269,500	\$293,450	+ 8.9%	\$269,500	\$293,450	+ 8.9%
Percent of Original List Price Received*	99.2%	98.1%	- 1.1%	99.2%	98.1%	- 1.1%
Days on Market Until Sale	29	26	- 10.6%	29	26	- 10.6%
Inventory of Homes for Sale	168	145	- 13.7%	--	--	--
Months Supply of Inventory	1.5	1.1	- 22.6%	--	--	--

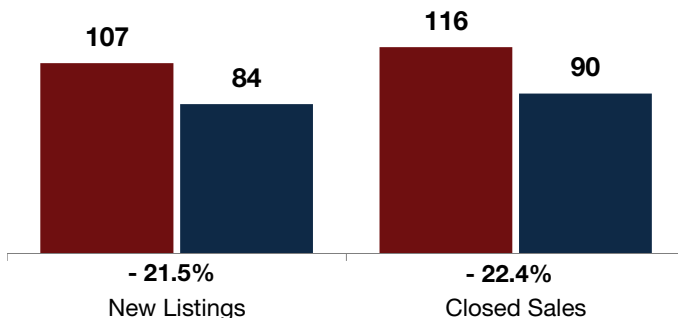
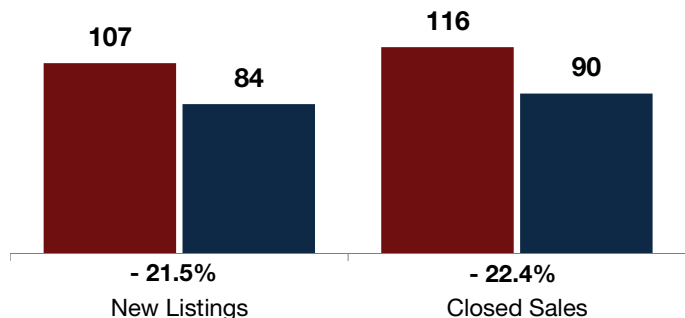
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

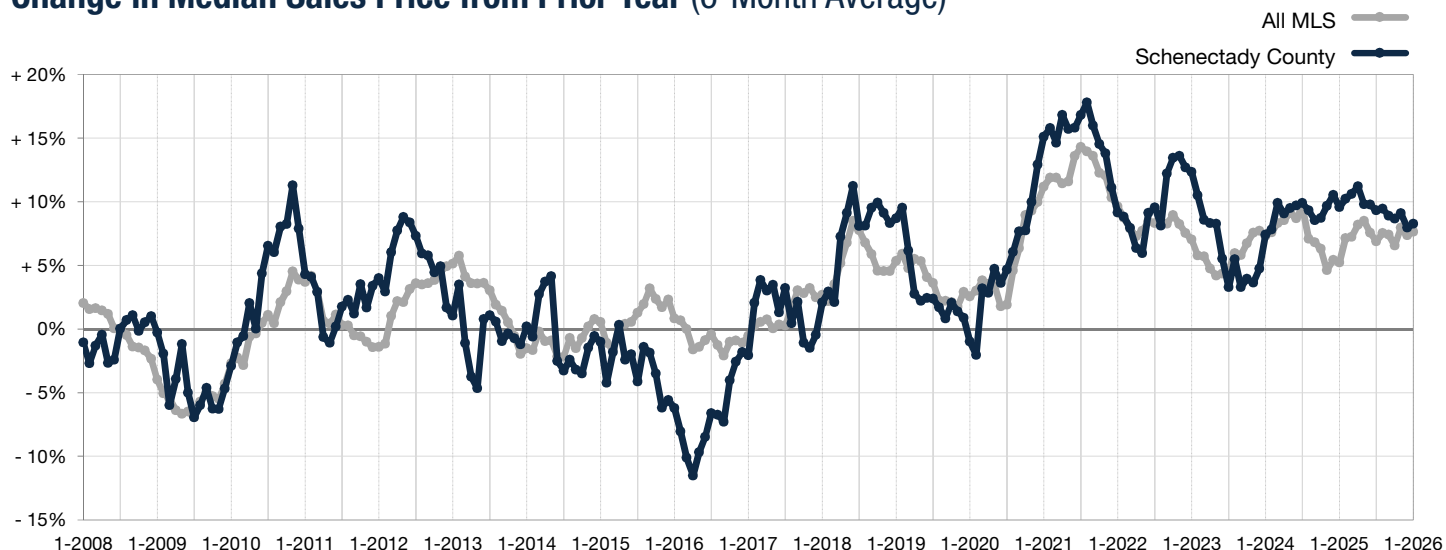
■ 2025 ■ 2026

Year to Date

■ 2025 ■ 2026



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.