

Local Market Update – February 2026

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



Schenectady County

- 12.1%

Change in
New Listings

- 30.8%

Change in
Closed Sales

+ 6.9%

Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	107	94	- 12.1%	214	180	- 15.9%
Closed Sales	91	63	- 30.8%	208	157	- 24.5%
Median Sales Price*	\$268,500	\$287,000	+ 6.9%	\$268,750	\$295,000	+ 9.8%
Percent of Original List Price Received*	98.9%	100.5%	+ 1.7%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	29	32	+ 9.0%	30	30	- 0.1%
Inventory of Homes for Sale	176	149	- 15.3%	--	--	--
Months Supply of Inventory	1.5	1.2	- 24.9%	--	--	--

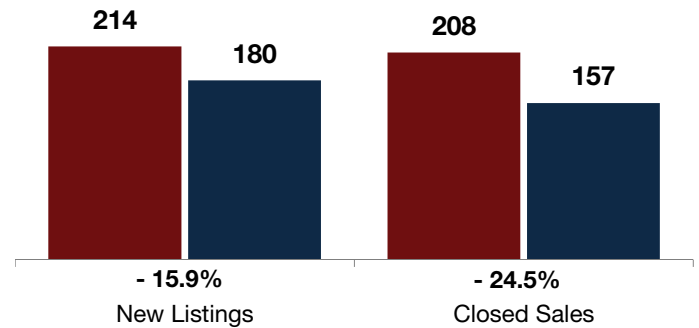
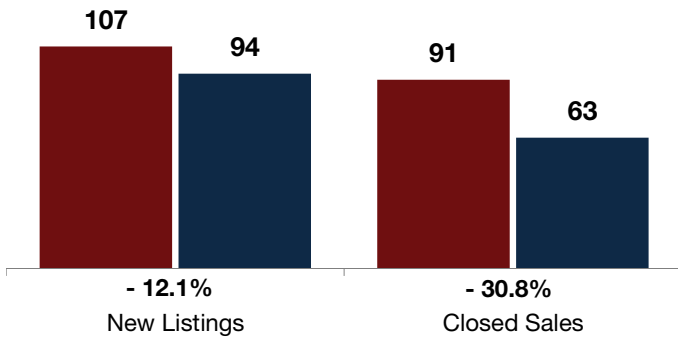
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

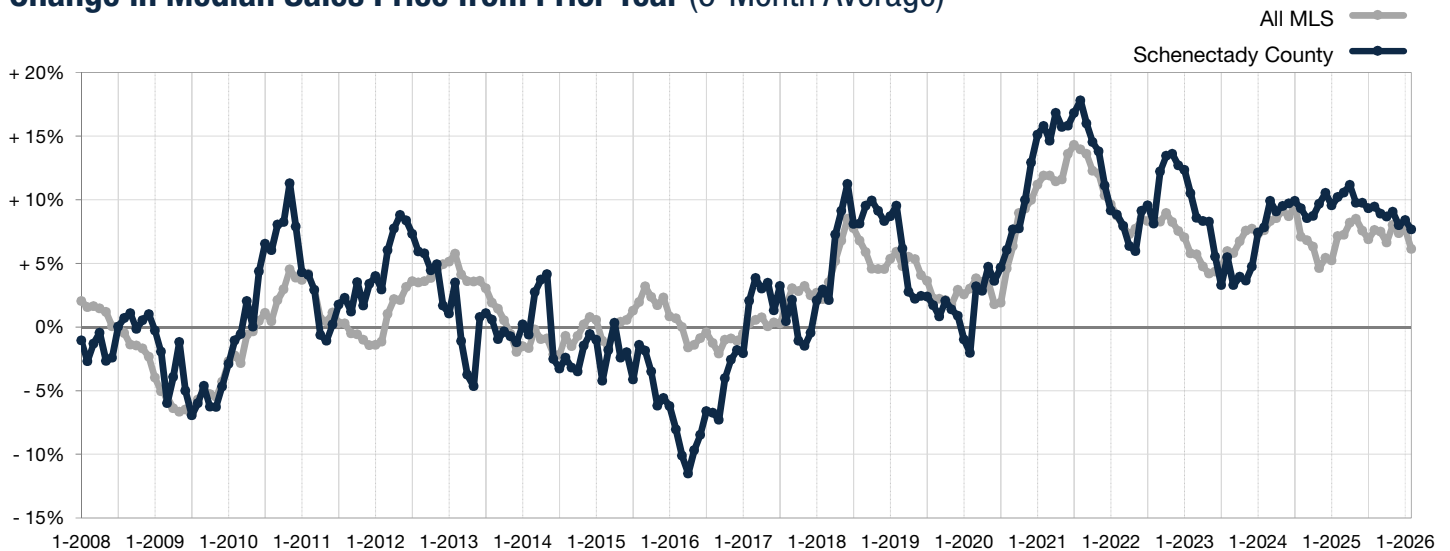
■ 2025 ■ 2026

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.