

Local Market Update – March 2026

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



Schenectady County

+ 21.4%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 15.0%

Change in
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	112	136	+ 21.4%	326	318	- 2.5%
Closed Sales	95	95	0.0%	303	254	- 16.2%
Median Sales Price*	\$270,000	\$310,413	+ 15.0%	\$269,900	\$302,564	+ 12.1%
Percent of Original List Price Received*	99.7%	98.5%	- 1.2%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	34	44	+ 31.6%	31	35	+ 12.7%
Inventory of Homes for Sale	144	128	- 11.1%	--	--	--
Months Supply of Inventory	1.3	1.0	- 20.8%	--	--	--

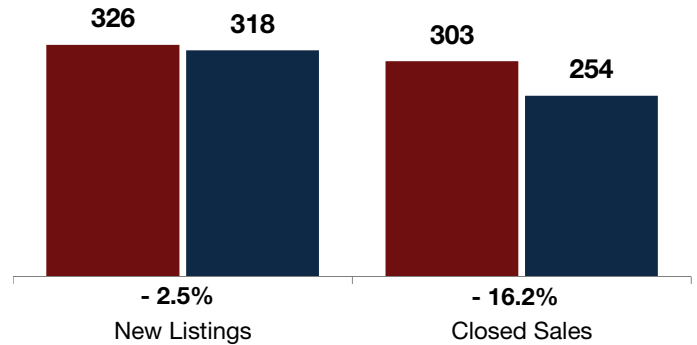
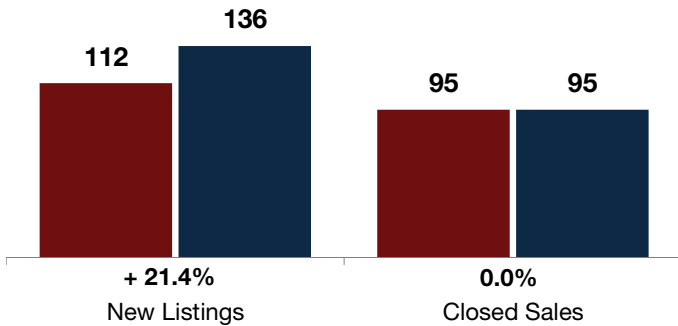
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

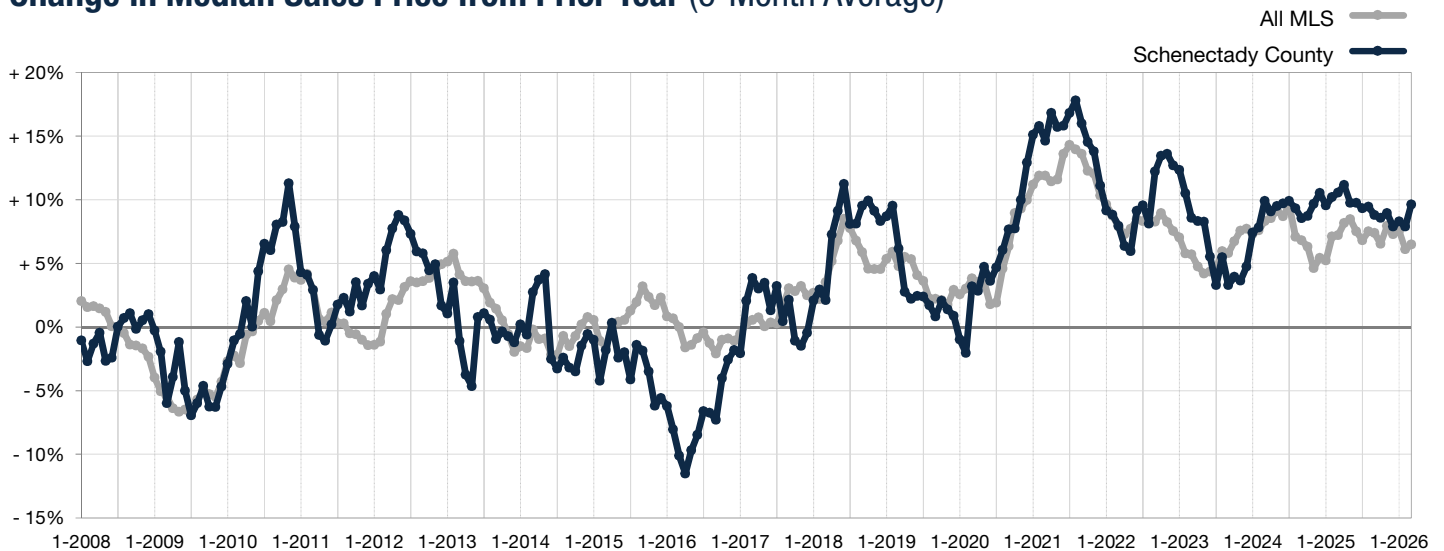
■ 2025 ■ 2026

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.