

Local Market Update – February 2025

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



- 35.0%

Change in
New Listings

- 7.7%

Change in
Closed Sales

+ 40.7%

Change in
Median Sales Price

Schoharie County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	13	- 35.0%	41	32	- 22.0%
Closed Sales	13	12	- 7.7%	27	28	+ 3.7%
Median Sales Price*	\$200,000	\$281,450	+ 40.7%	\$215,000	\$226,450	+ 5.3%
Percent of Original List Price Received*	91.4%	92.1%	+ 0.7%	94.2%	94.1%	- 0.0%
Days on Market Until Sale	85	74	- 13.1%	54	50	- 7.6%
Inventory of Homes for Sale	60	41	- 31.7%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.0%	--	--	--

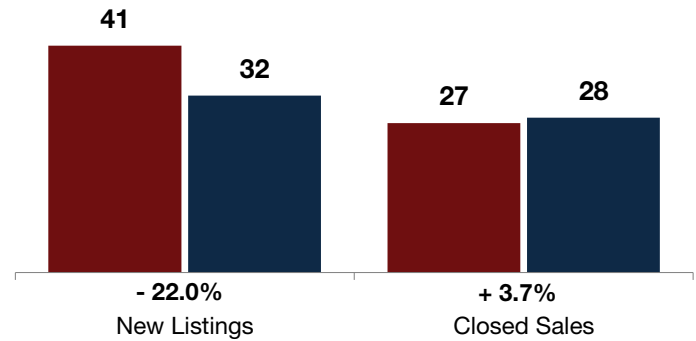
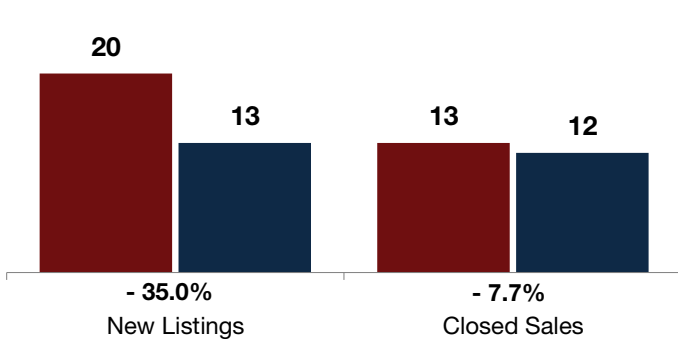
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

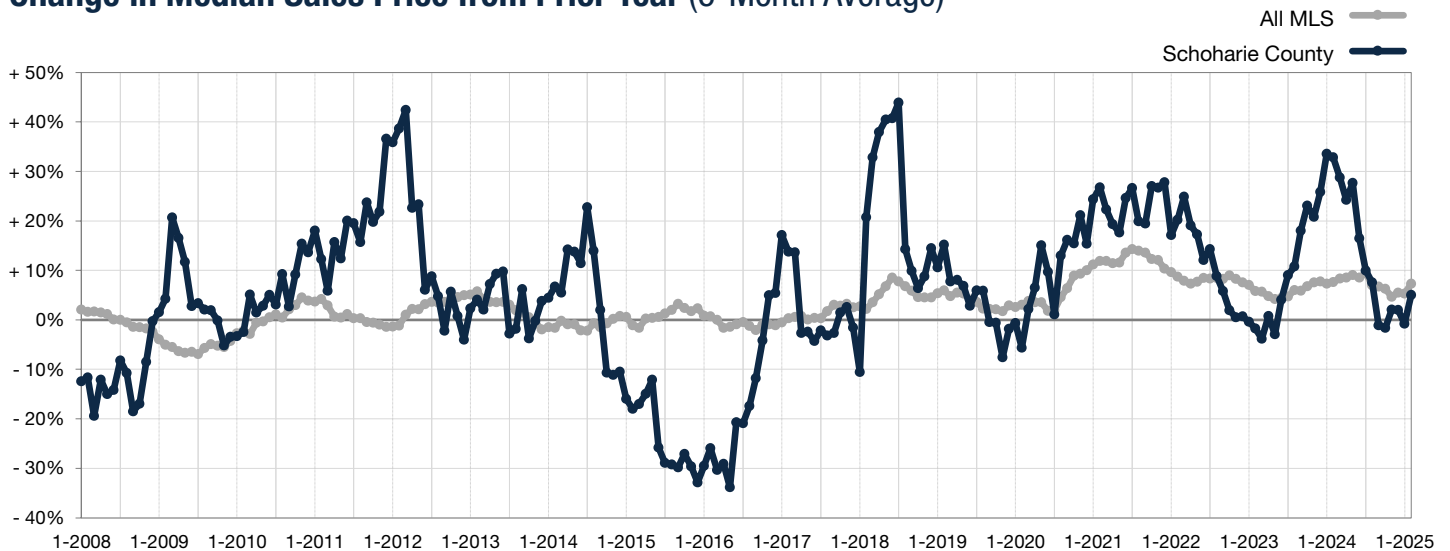
■ 2024 ■ 2025

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.