

Local Market Update – March 2025

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



+ 90.5%

- 69.7%

- 22.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	21	40	+ 90.5%	62	73	+ 17.7%
Closed Sales	33	10	- 69.7%	60	38	- 36.7%
Median Sales Price*	\$250,000	\$193,500	- 22.6%	\$218,000	\$220,000	+ 0.9%
Percent of Original List Price Received*	96.4%	92.6%	- 3.9%	95.4%	93.7%	- 1.7%
Days on Market Until Sale	67	26	- 62.1%	62	44	- 28.8%
Inventory of Homes for Sale	57	56	- 1.8%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.4%	--	--	--

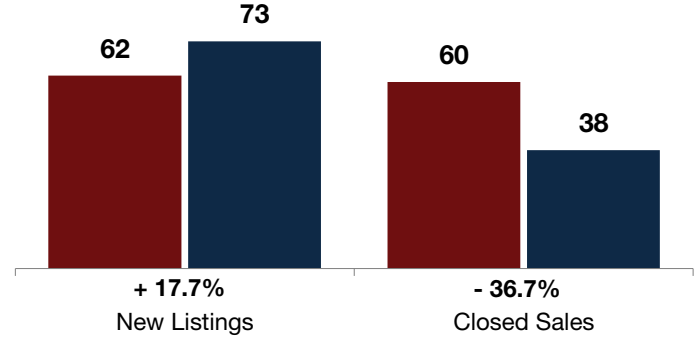
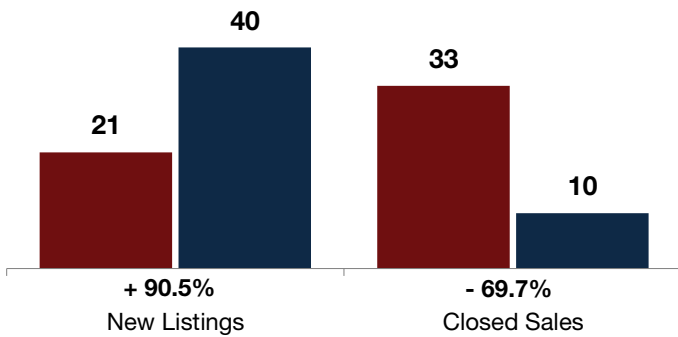
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

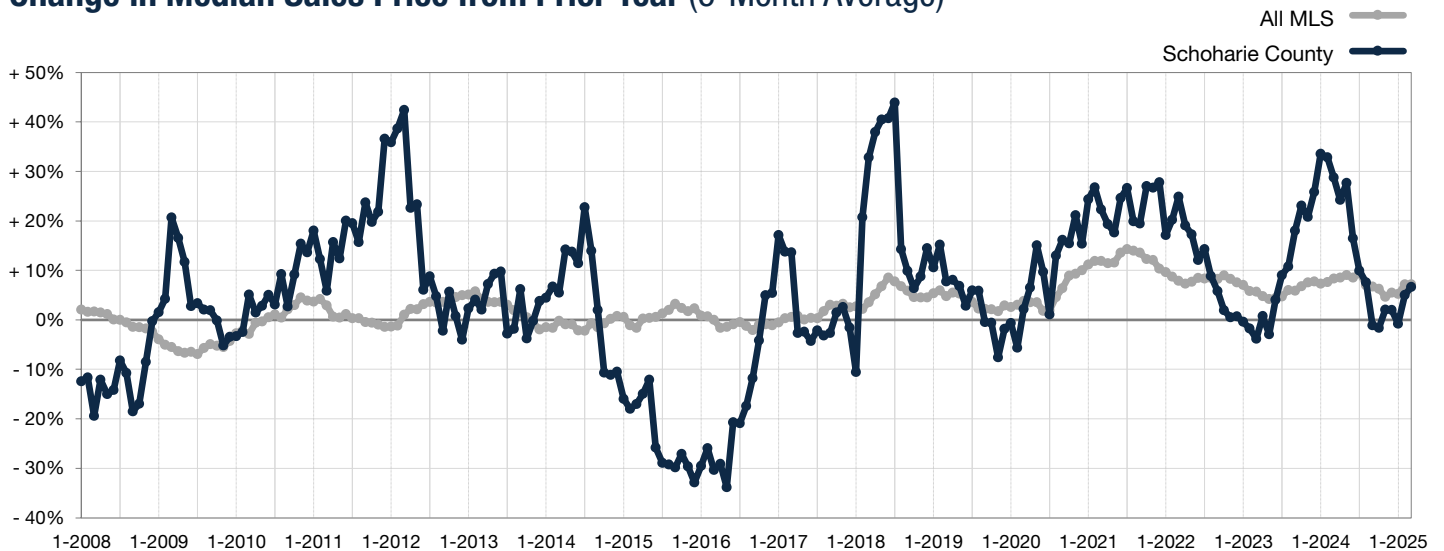
■ 2024 ■ 2025

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.