

# Local Market Update – May 2025

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



**+ 5.9%**

Change in  
New Listings

**+ 29.2%**

Change in  
Closed Sales

**+ 26.0%**

Change in  
Median Sales Price

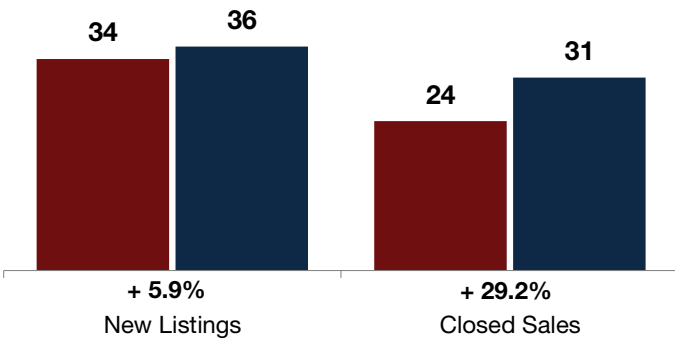
## Schoharie County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	34	36	+ 5.9%	137	144	+ 5.1%
Closed Sales	24	31	+ 29.2%	97	83	- 14.4%
Median Sales Price*	\$214,250	<b>\$270,000</b>	+ 26.0%	\$217,000	<b>\$245,500</b>	+ 13.1%
Percent of Original List Price Received*	93.7%	<b>95.4%</b>	+ 1.7%	94.3%	<b>94.1%</b>	- 0.1%
Days on Market Until Sale	55	<b>51</b>	- 7.2%	60	<b>54</b>	- 9.8%
Inventory of Homes for Sale	84	<b>77</b>	- 8.3%	--	--	--
Months Supply of Inventory	3.9	<b>3.5</b>	- 9.0%	--	--	--

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

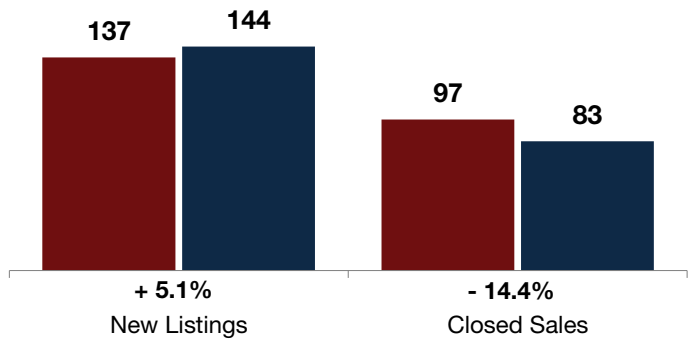
### May

■ 2024 ■ 2025

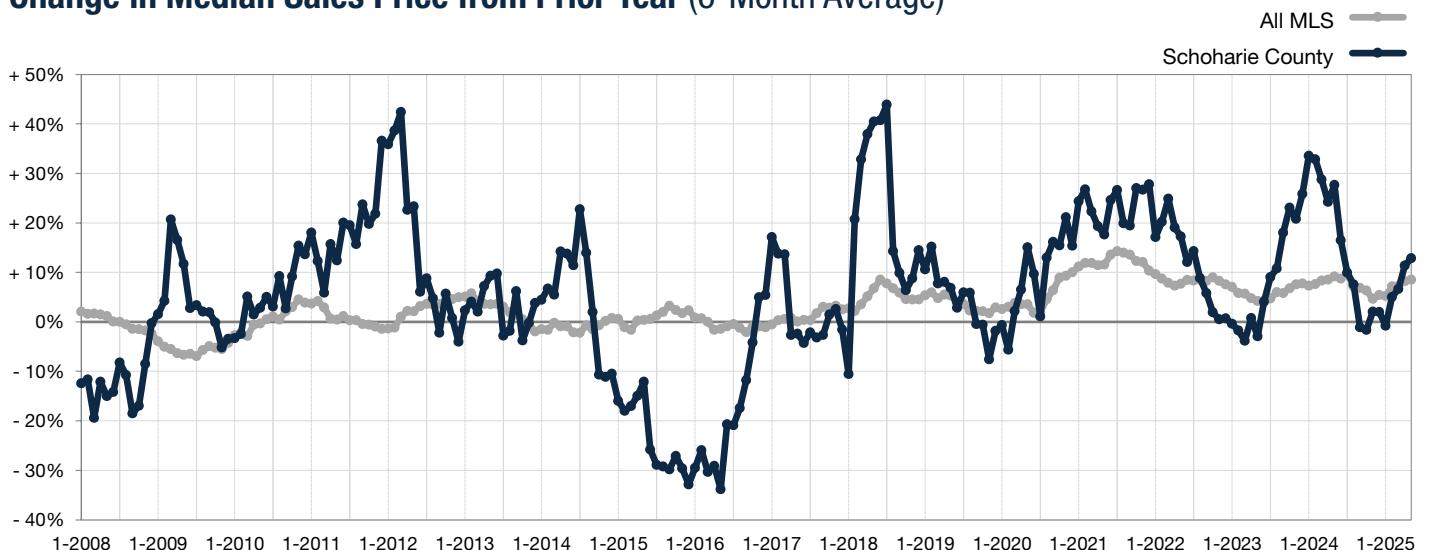


### Year to Date

■ 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.