

Local Market Update – July 2025

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



+ 78.1%

+ 11.8%

+ 11.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	32	57	+ 78.1%	203	239	+ 17.7%
Closed Sales	17	19	+ 11.8%	134	121	- 9.7%
Median Sales Price*	\$220,000	\$245,000	+ 11.4%	\$220,000	\$247,900	+ 12.7%
Percent of Original List Price Received*	99.9%	98.9%	- 1.1%	95.7%	95.8%	+ 0.0%
Days on Market Until Sale	41	34	- 16.6%	56	47	- 15.4%
Inventory of Homes for Sale	84	89	+ 6.0%	--	--	--
Months Supply of Inventory	3.9	3.9	- 0.6%	--	--	--

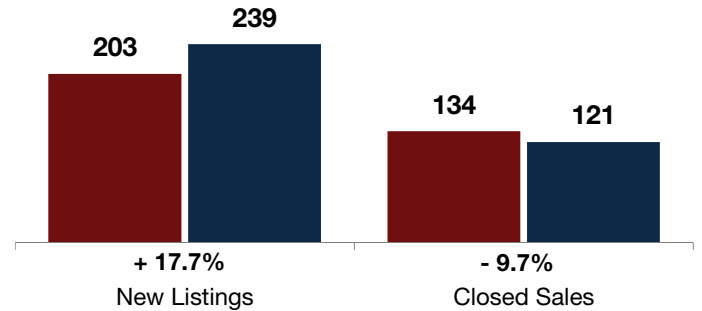
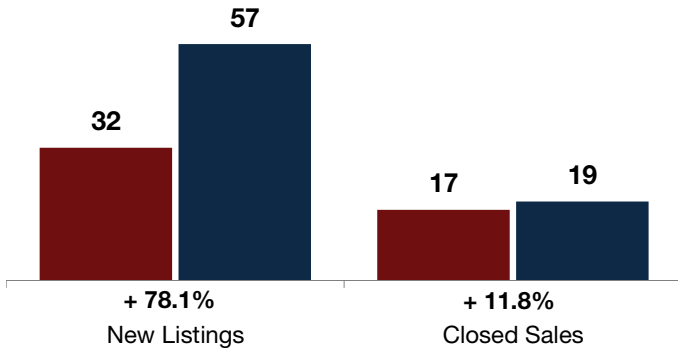
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

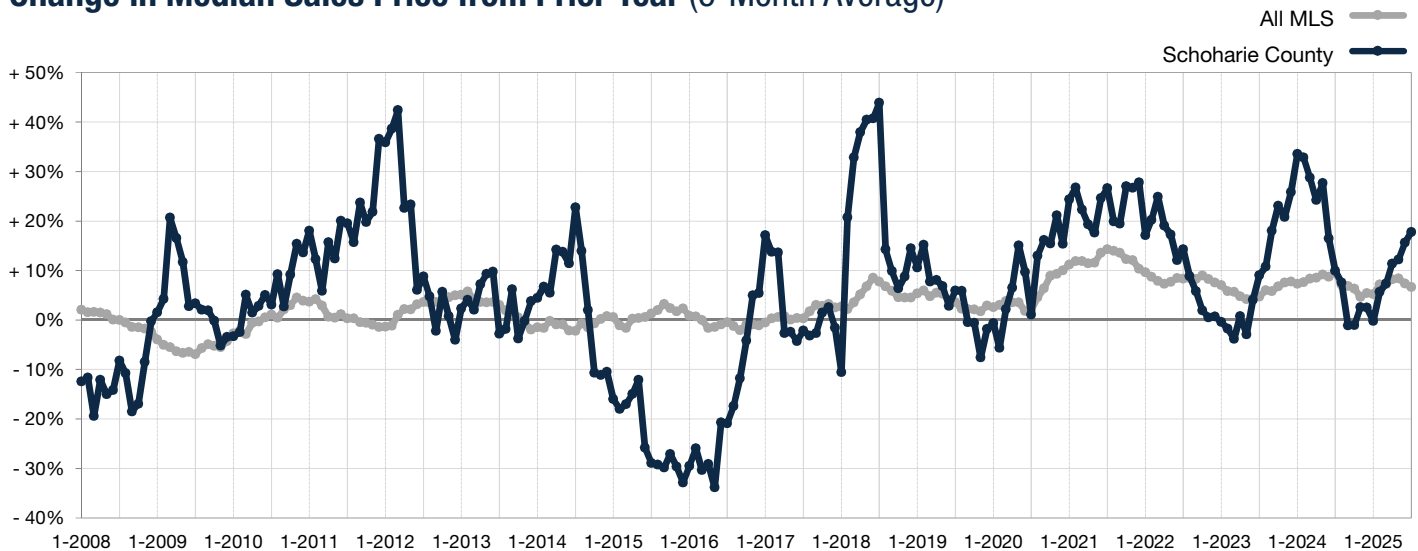
■ 2024 ■ 2025

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.