

# Local Market Update – August 2025

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



**- 35.4%**

Change in  
New Listings

**- 36.8%**

Change in  
Closed Sales

**+ 12.5%**

Change in  
Median Sales Price

## Schoharie County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	48	31	- 35.4%	251	271	+ 8.0%
Closed Sales	38	24	- 36.8%	172	146	- 15.1%
Median Sales Price*	\$240,000	<b>\$269,950</b>	+ 12.5%	\$225,000	<b>\$249,500</b>	+ 10.9%
Percent of Original List Price Received*	95.1%	<b>99.5%</b>	+ 4.7%	95.6%	<b>96.3%</b>	+ 0.8%
Days on Market Until Sale	33	<b>35</b>	+ 7.9%	50	<b>45</b>	- 10.5%
Inventory of Homes for Sale	91	<b>85</b>	- 6.6%	--	--	--
Months Supply of Inventory	4.1	<b>3.7</b>	- 9.3%	--	--	--

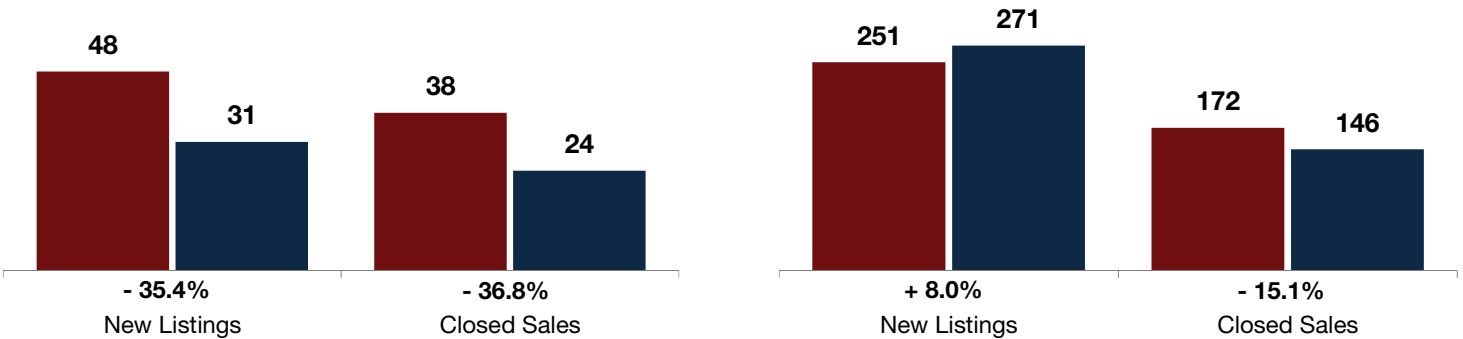
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

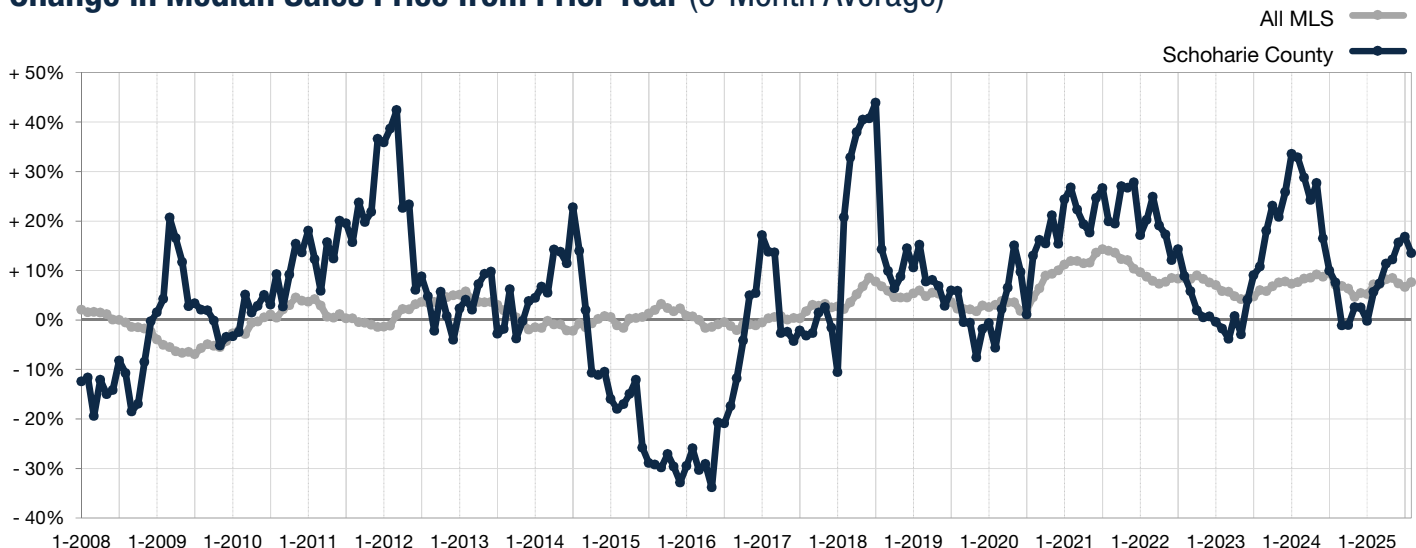
■ 2024 ■ 2025

### 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.