

Local Market Update – November 2025

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



- 27.8%

- 17.2%

+ 7.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	18	13	- 27.8%	330	343	+ 3.9%
Closed Sales	29	24	- 17.2%	257	231	- 10.1%
Median Sales Price*	\$217,900	\$235,000	+ 7.8%	\$225,000	\$254,500	+ 13.1%
Percent of Original List Price Received*	96.8%	99.9%	+ 3.2%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	50	40	- 19.1%	48	44	- 9.0%
Inventory of Homes for Sale	66	67	+ 1.5%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--

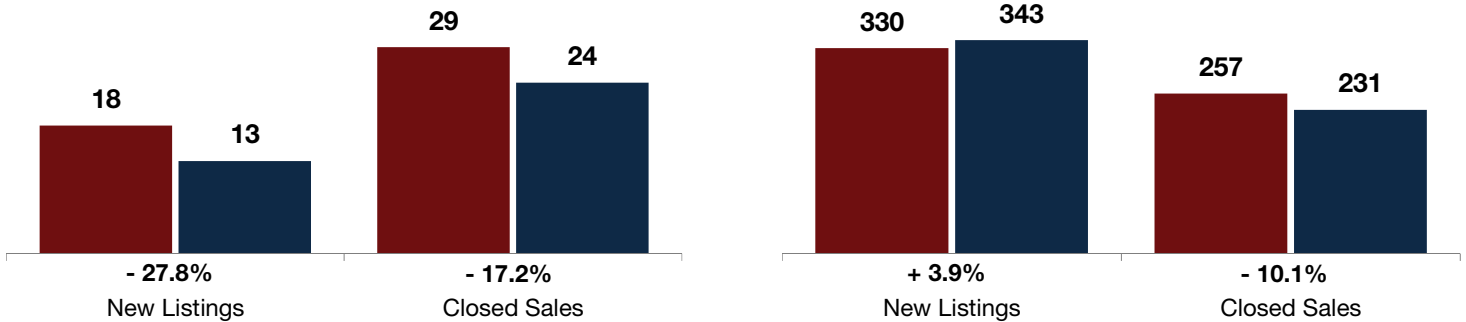
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

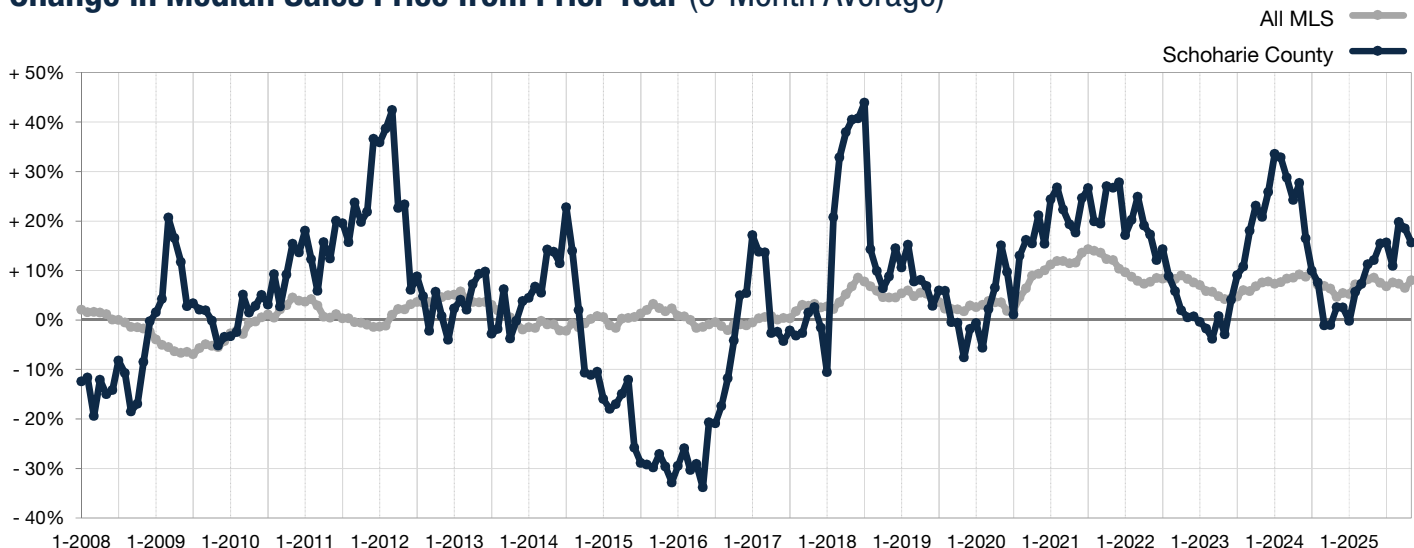
■ 2024 ■ 2025

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.