

Local Market Update – December 2025

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



+ 46.2%

+ 26.3%

- 8.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

December

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	19	+ 46.2%	343	362	+ 5.5%
Closed Sales	19	24	+ 26.3%	276	257	- 6.9%
Median Sales Price*	\$285,000	\$260,000	- 8.8%	\$229,450	\$254,500	+ 10.9%
Percent of Original List Price Received*	95.5%	96.5%	+ 1.0%	95.6%	96.0%	+ 0.3%
Days on Market Until Sale	41	51	+ 24.6%	48	44	- 7.3%
Inventory of Homes for Sale	54	62	+ 14.8%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 21.5%	--	--	--

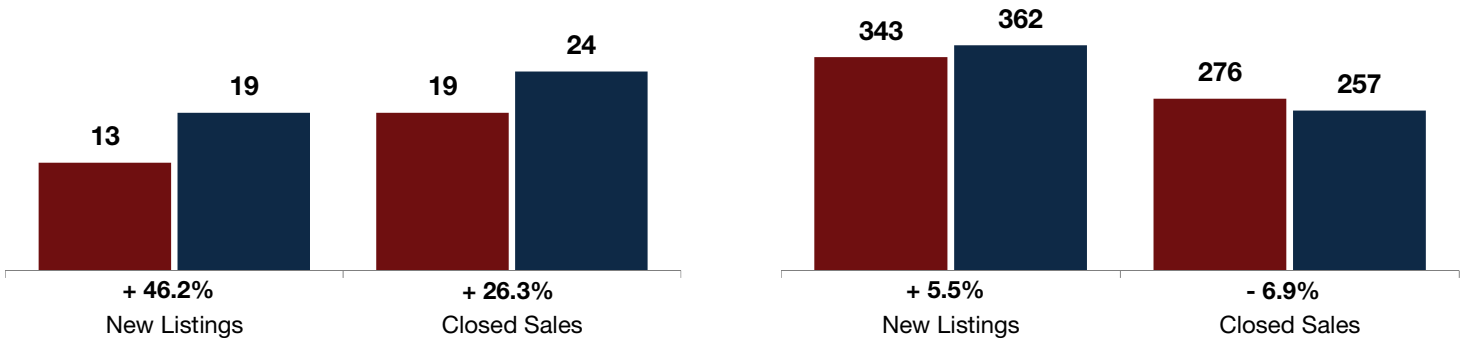
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

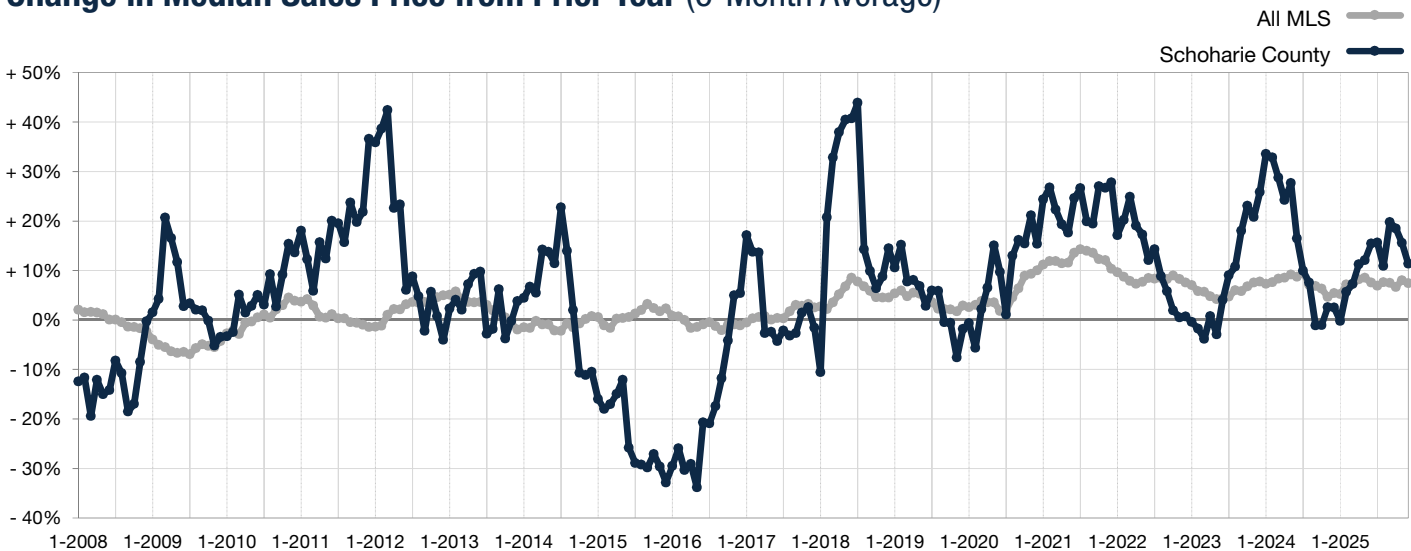
■ 2024 ■ 2025

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.