

Local Market Update – February 2026

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



+ 53.8%

+ 25.0%

- 14.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	13	20	+ 53.8%	32	34	+ 6.3%
Closed Sales	12	15	+ 25.0%	28	31	+ 10.7%
Median Sales Price*	\$281,450	\$240,000	- 14.7%	\$226,450	\$270,000	+ 19.2%
Percent of Original List Price Received*	92.1%	99.1%	+ 7.6%	94.1%	98.4%	+ 4.5%
Days on Market Until Sale	74	57	- 22.8%	50	47	- 7.3%
Inventory of Homes for Sale	45	57	+ 26.7%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 20.0%	--	--	--

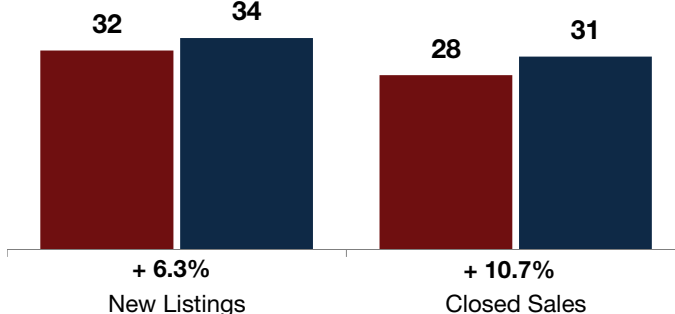
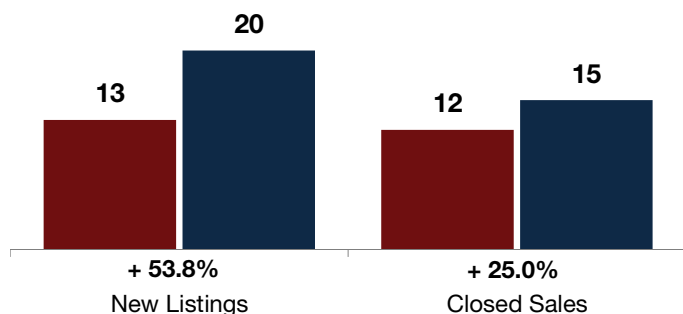
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

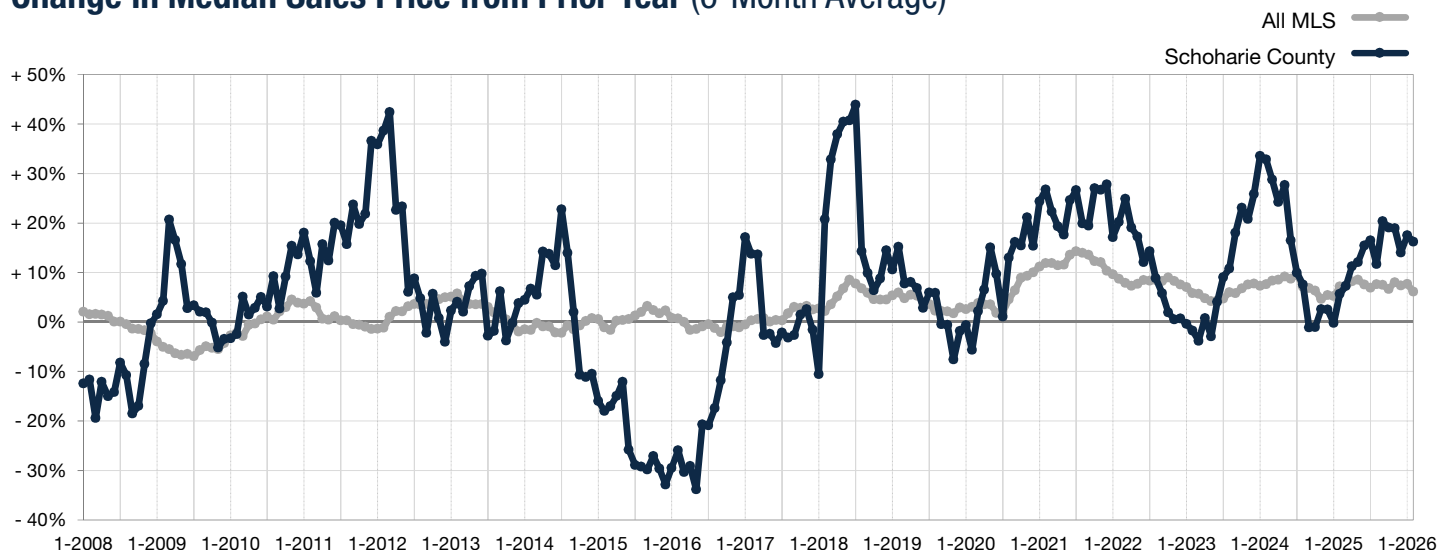
■ 2025 ■ 2026

Year to Date

■ 2025 ■ 2026



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.