

Local Market Update – March 2026

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



- 4.9%

+ 9.1%

+ 6.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Schoharie County

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	41	39	- 4.9%	73	73	0.0%
Closed Sales	11	12	+ 9.1%	39	43	+ 10.3%
Median Sales Price*	\$198,000	\$209,950	+ 6.0%	\$225,000	\$240,000	+ 6.7%
Percent of Original List Price Received*	92.2%	92.3%	+ 0.1%	93.6%	96.7%	+ 3.3%
Days on Market Until Sale	23	78	+ 237.5%	43	55	+ 30.0%
Inventory of Homes for Sale	60	68	+ 13.3%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

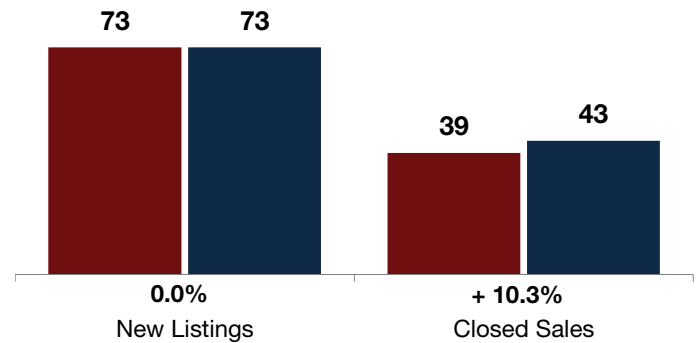
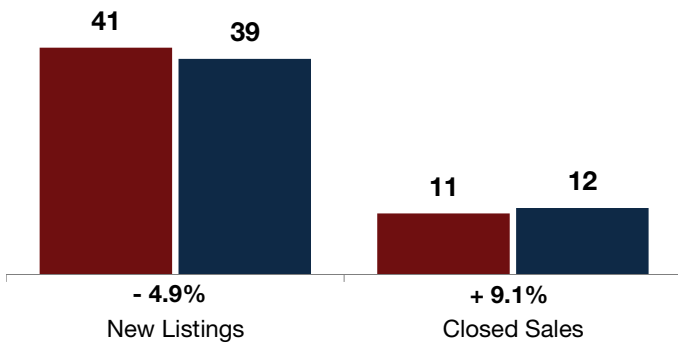
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

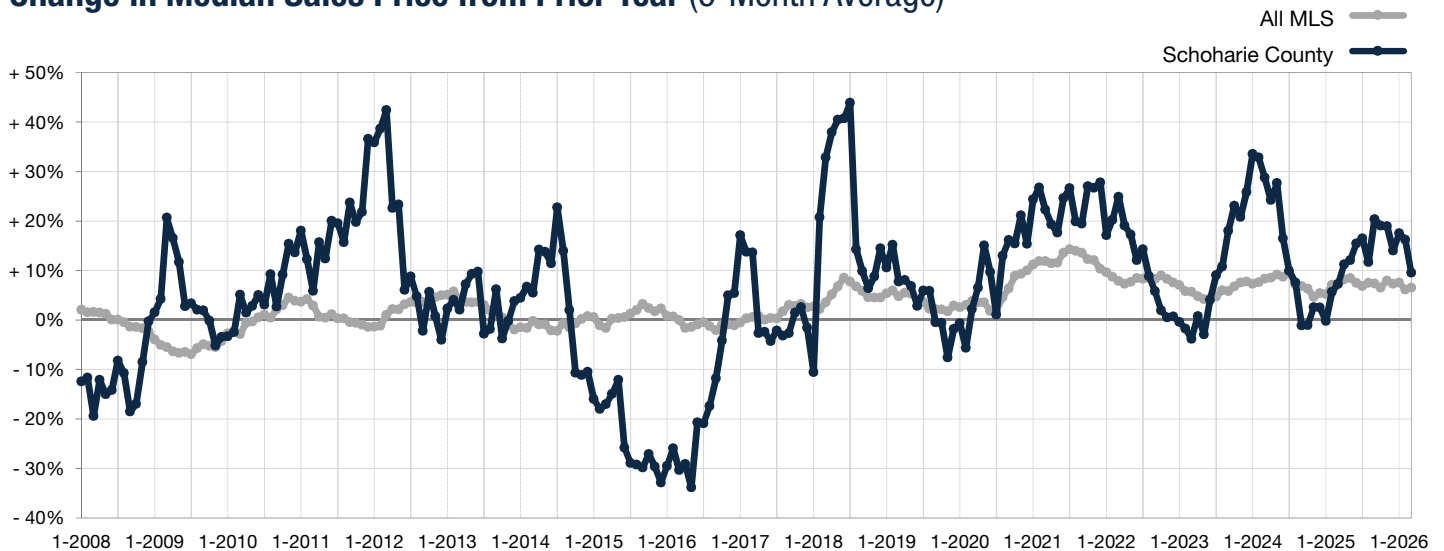
■ 2025 ■ 2026

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.