Local Market Update – August 2026

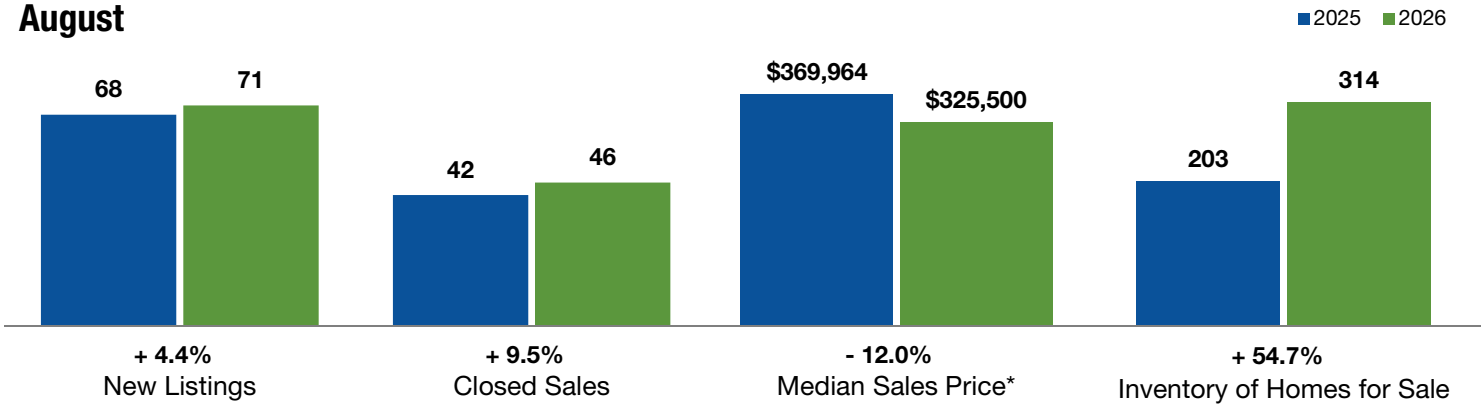
A Research Tool Provided by the Western Upstate Association of REALTORS®

Seneca

	August			YTD		
Key Metrics	**2025**	**2026**	Percent Change	**2025**	**2026**	Percent Change
New Listings	68	**71**	+ 4.4%	616	**657**	+ 6.7%
Closed Sales	42	**46**	+ 9.5%	359	**361**	+ 0.6%
Median Sales Price*	$369,964	**$325,500**	- 12.0%	$335,000	**$332,000**	- 0.9%
Percent of List Price Received*	97.1%	**96.6%**	- 0.5%	97.5%	**97.1%**	- 0.4%
Days on Market Until Sale	88	**86**	- 2.3%	71	**93**	+ 31.0%
Inventory of Homes for Sale	203	**314**	+ 54.7%	--	**--**	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

August



Historical Median Sales Price Rolling 12-Month Calculation

