

# Local Market Update – January 2024

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



**+ 0.7%**

Change in  
New Listings

**- 9.2%**

Change in  
Closed Sales

**+ 3.0%**

Change in  
Median Sales Price

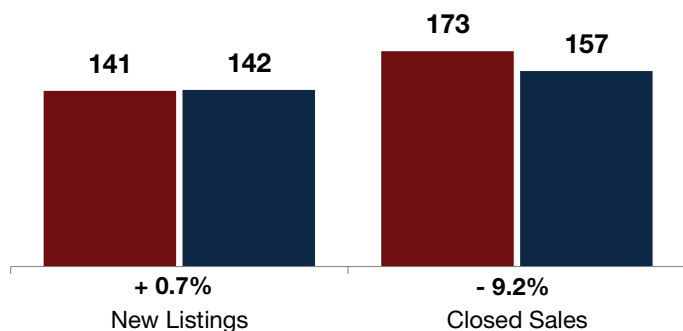
## Albany County

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	141	142	+ 0.7%	141	142	+ 0.7%
Closed Sales	173	157	- 9.2%	173	157	- 9.2%
Median Sales Price*	\$285,000	<b>\$293,500</b>	+ 3.0%	\$285,000	<b>\$293,500</b>	+ 3.0%
Percent of Original List Price Received*	98.7%	<b>99.6%</b>	+ 0.9%	98.7%	<b>99.6%</b>	+ 0.9%
Days on Market Until Sale	25	<b>28</b>	+ 12.9%	25	<b>28</b>	+ 12.9%
Inventory of Homes for Sale	232	<b>206</b>	- 11.2%	--	--	--
Months Supply of Inventory	1.1	<b>1.1</b>	+ 1.0%	--	--	--

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

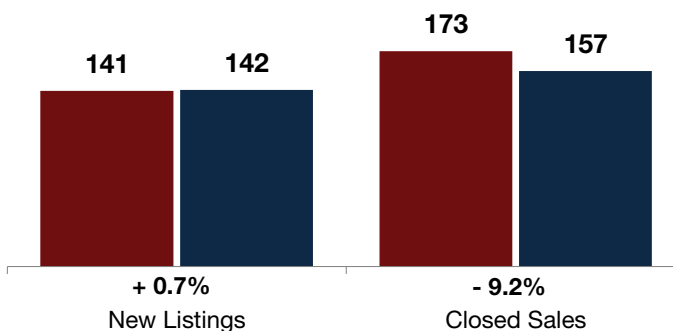
### January

■ 2023 ■ 2024

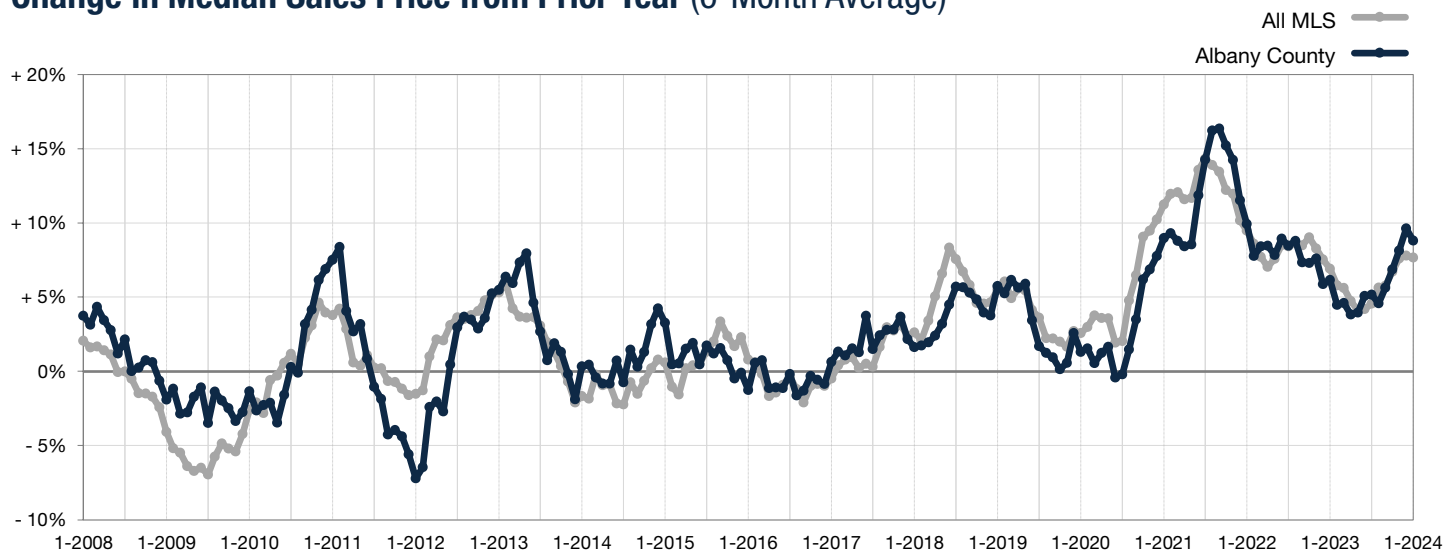


### Year to Date

■ 2023 ■ 2024



### 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.