

# Local Market Update – February 2024

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



**- 25.0%**

**- 11.2%**

**+ 17.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

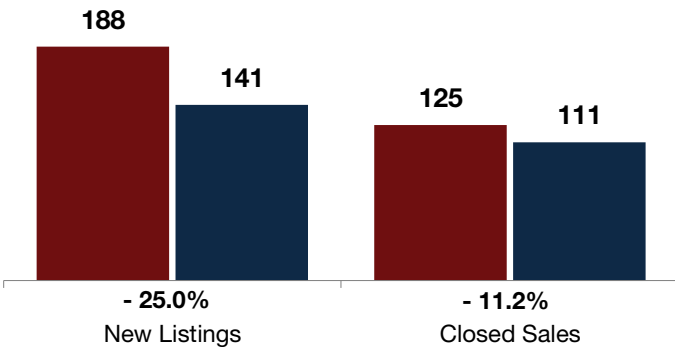
## Albany County

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	188	141	- 25.0%	329	283	- 14.0%
Closed Sales	125	111	- 11.2%	298	274	- 8.1%
Median Sales Price*	\$260,000	\$306,500	+ 17.9%	\$279,900	\$295,000	+ 5.4%
Percent of Original List Price Received*	98.1%	100.4%	+ 2.3%	98.5%	100.0%	+ 1.5%
Days on Market Until Sale	36	33	- 6.3%	30	30	+ 1.9%
Inventory of Homes for Sale	225	201	- 10.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 2.9%	--	--	--

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

### February

■ 2023 ■ 2024

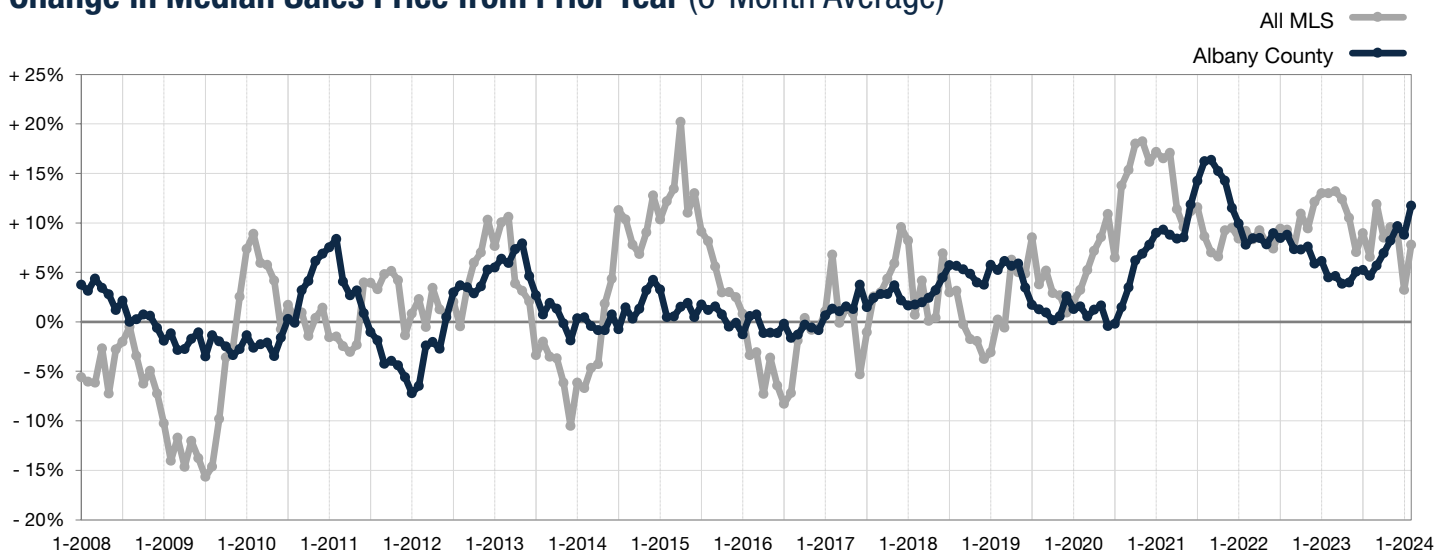


### Year to Date

■ 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.