

# Local Market Update – March 2024

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



**- 11.5%**

Change in  
New Listings

**- 13.2%**

Change in  
Closed Sales

**+ 18.5%**

Change in  
Median Sales Price

## Albany County

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	217	192	- 11.5%	546	477	- 12.6%
Closed Sales	167	145	- 13.2%	465	428	- 8.0%
Median Sales Price*	\$270,000	<b>\$319,900</b>	+ 18.5%	\$275,000	<b>\$300,000</b>	+ 9.1%
Percent of Original List Price Received*	98.9%	<b>99.4%</b>	+ 0.5%	98.6%	<b>99.8%</b>	+ 1.2%
Days on Market Until Sale	30	<b>30</b>	+ 1.3%	30	<b>30</b>	+ 2.2%
Inventory of Homes for Sale	233	<b>188</b>	- 19.3%	--	--	--
Months Supply of Inventory	1.1	<b>1.0</b>	- 8.9%	--	--	--

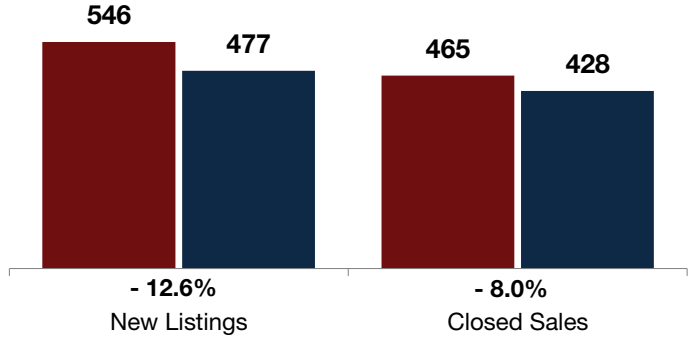
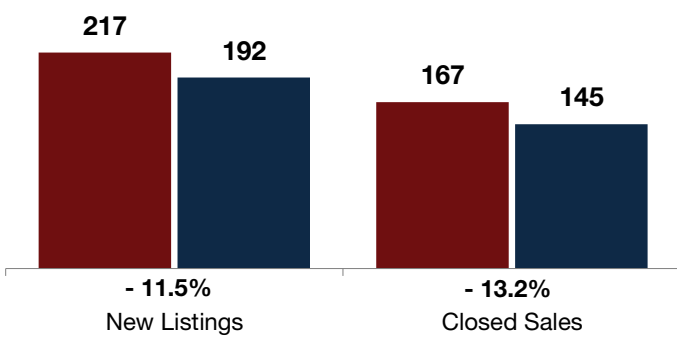
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

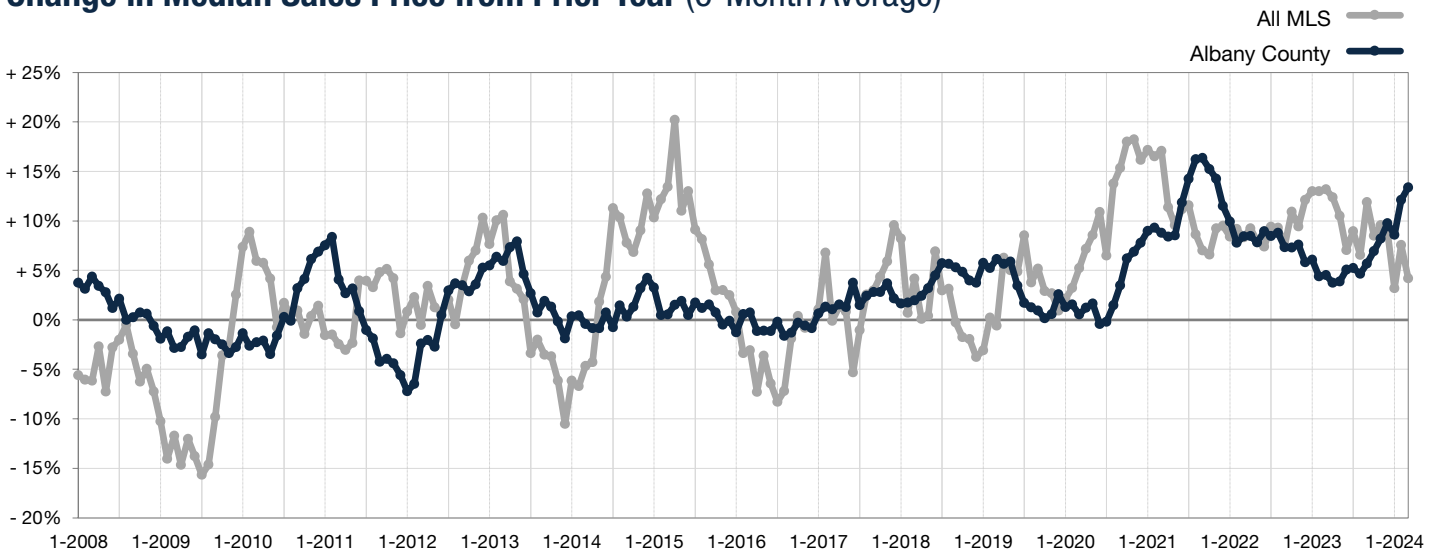
■ 2023 ■ 2024

### 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.