

Local Market Update – April 2024

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



+ 21.3%

Change in
New Listings

- 4.5%

Change in
Closed Sales

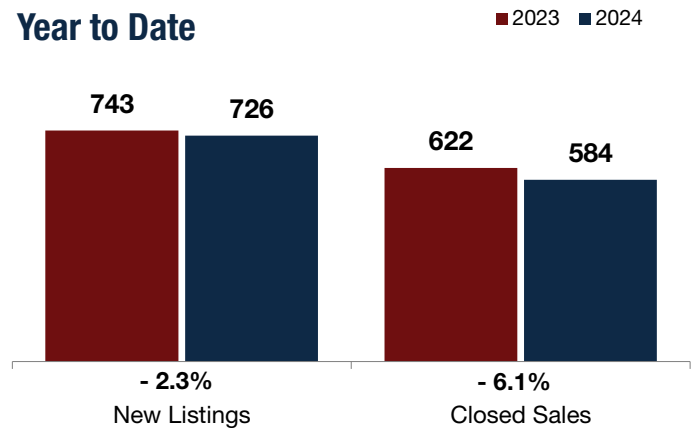
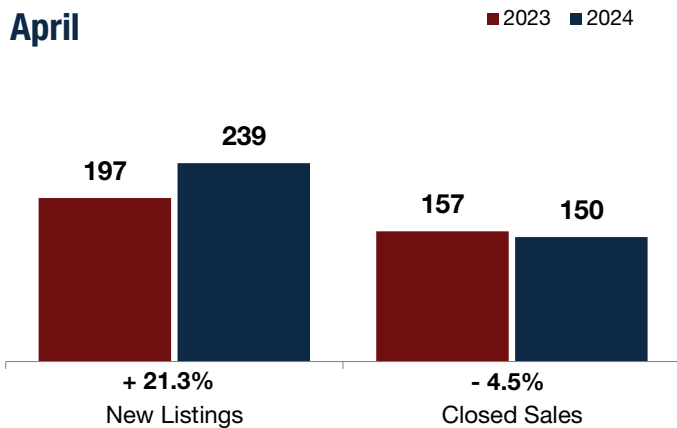
+ 17.0%

Change in
Median Sales Price

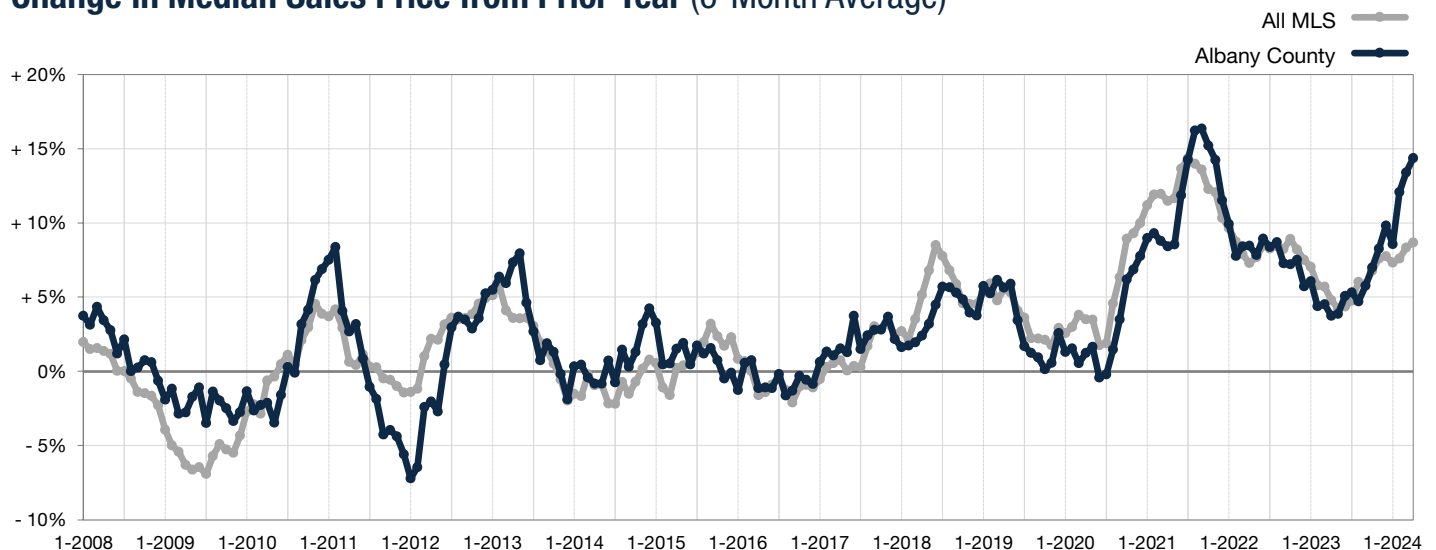
Albany County

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	197	239	+ 21.3%	743	726	- 2.3%
Closed Sales	157	150	- 4.5%	622	584	- 6.1%
Median Sales Price*	\$280,000	\$327,500	+ 17.0%	\$277,000	\$310,000	+ 11.9%
Percent of Original List Price Received*	101.5%	102.0%	+ 0.5%	99.4%	100.3%	+ 0.9%
Days on Market Until Sale	25	30	+ 18.5%	28	30	+ 5.8%
Inventory of Homes for Sale	220	203	- 7.7%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 0.9%	--	--	--

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



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.