

# Local Market Update – June 2024

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



## Albany County

**- 1.1%**

Change in  
New Listings

**- 9.0%**

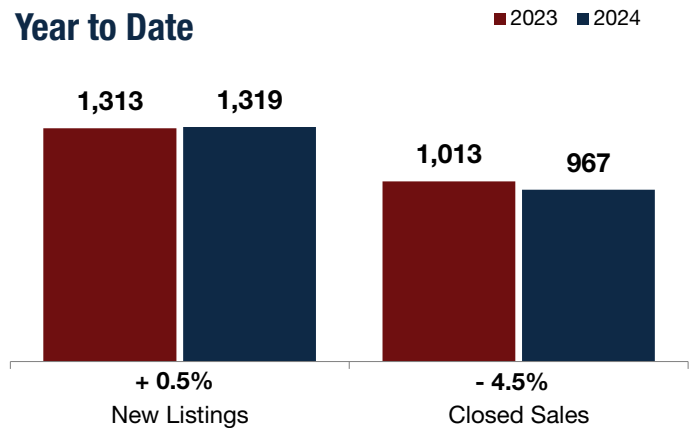
Change in  
Closed Sales

**+ 14.3%**

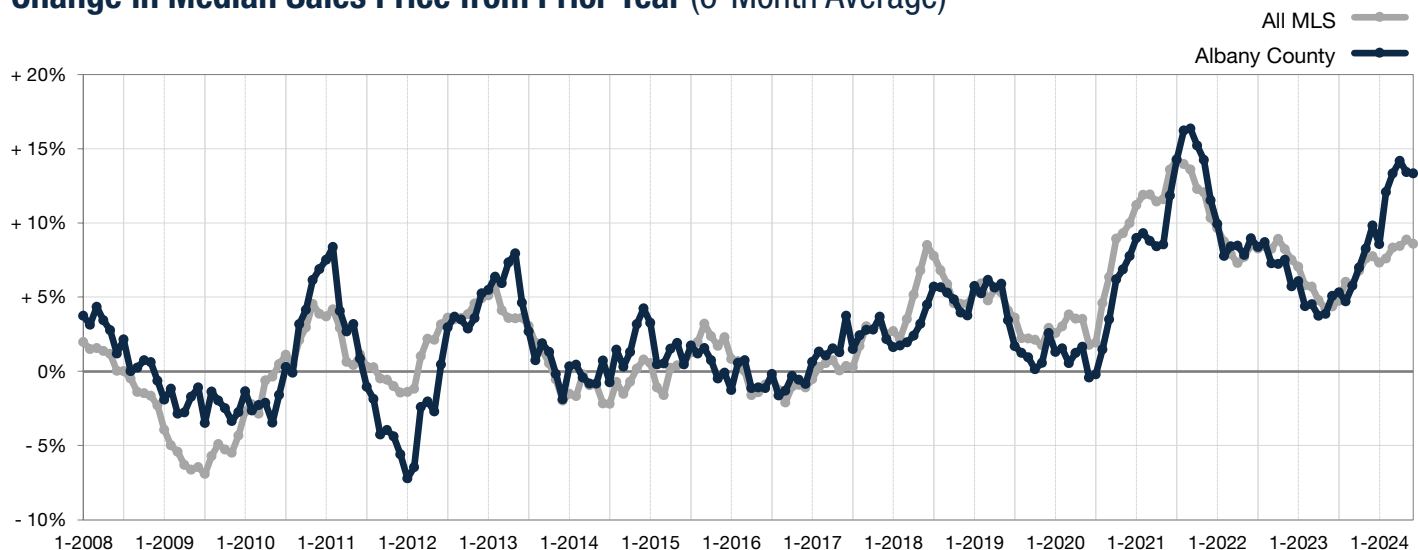
Change in  
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	283	280	- 1.1%	1,313	1,319	+ 0.5%
Closed Sales	211	192	- 9.0%	1,013	967	- 4.5%
Median Sales Price*	\$319,305	\$365,000	+ 14.3%	\$290,000	\$325,000	+ 12.1%
Percent of Original List Price Received*	103.9%	104.1%	+ 0.2%	101.0%	101.6%	+ 0.6%
Days on Market Until Sale	15	15	- 0.3%	24	25	+ 3.9%
Inventory of Homes for Sale	260	273	+ 5.0%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 8.1%	--	--	--

\* 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.