

Local Market Update – September 2024

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



Albany County

- 1.2%

Change in
New Listings

+ 1.9%

Change in
Closed Sales

+ 8.2%

Change in
Median Sales Price

September

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	259	256	- 1.2%	2,120	2,127	+ 0.3%
Closed Sales	212	216	+ 1.9%	1,683	1,660	- 1.4%
Median Sales Price*	\$313,750	\$339,500	+ 8.2%	\$300,000	\$335,000	+ 11.7%
Percent of Original List Price Received*	103.4%	100.3%	- 3.1%	102.1%	101.8%	- 0.3%
Days on Market Until Sale	15	22	+ 49.8%	21	23	+ 8.8%
Inventory of Homes for Sale	343	288	- 16.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 17.9%	--	--	--

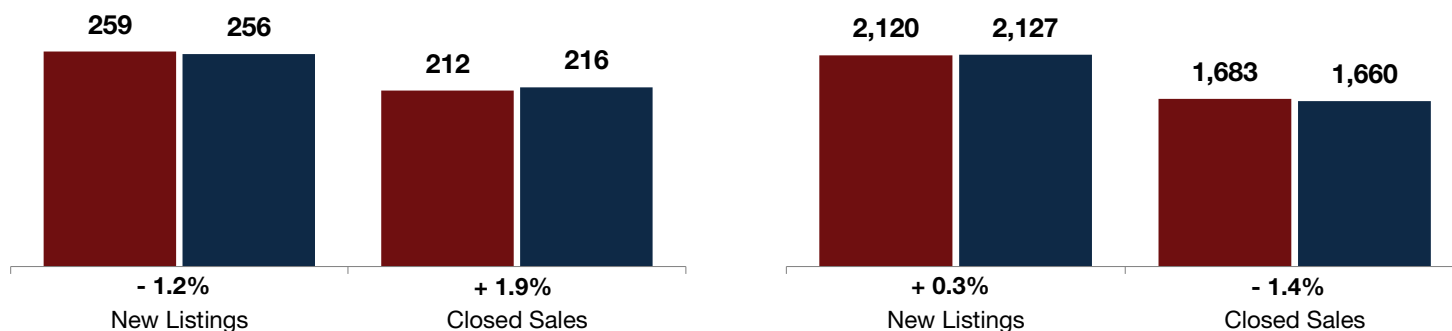
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

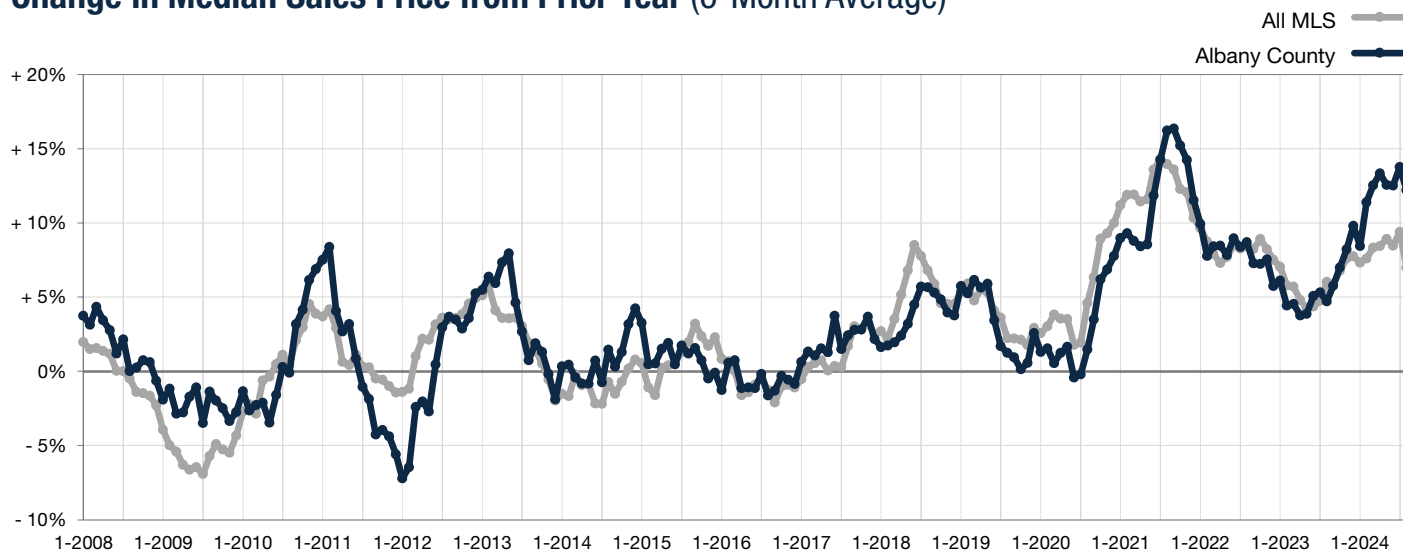
■ 2023 ■ 2024

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.