

Local Market Update – October 2024

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



+ 16.7%

- 4.2%

+ 8.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

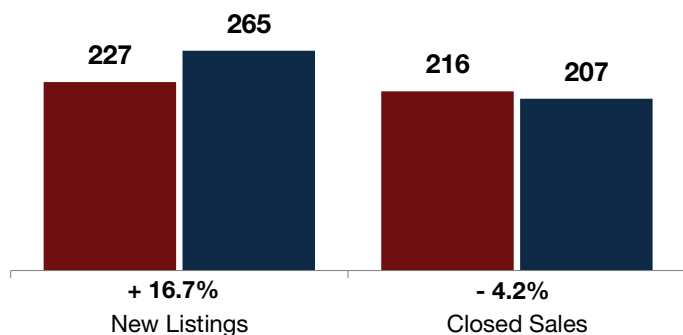
Albany County

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	227	265	+ 16.7%	2,347	2,404	+ 2.4%
Closed Sales	216	207	- 4.2%	1,899	1,875	- 1.3%
Median Sales Price*	\$323,000	\$350,000	+ 8.4%	\$303,000	\$335,000	+ 10.6%
Percent of Original List Price Received*	102.5%	100.9%	- 1.5%	102.2%	101.7%	- 0.4%
Days on Market Until Sale	17	17	- 0.6%	21	22	+ 7.9%
Inventory of Homes for Sale	319	306	- 4.1%	--	--	--
Months Supply of Inventory	1.7	1.6	- 6.9%	--	--	--

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

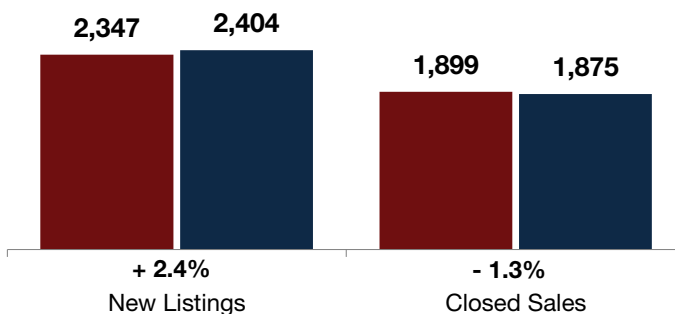
October

■ 2023 ■ 2024

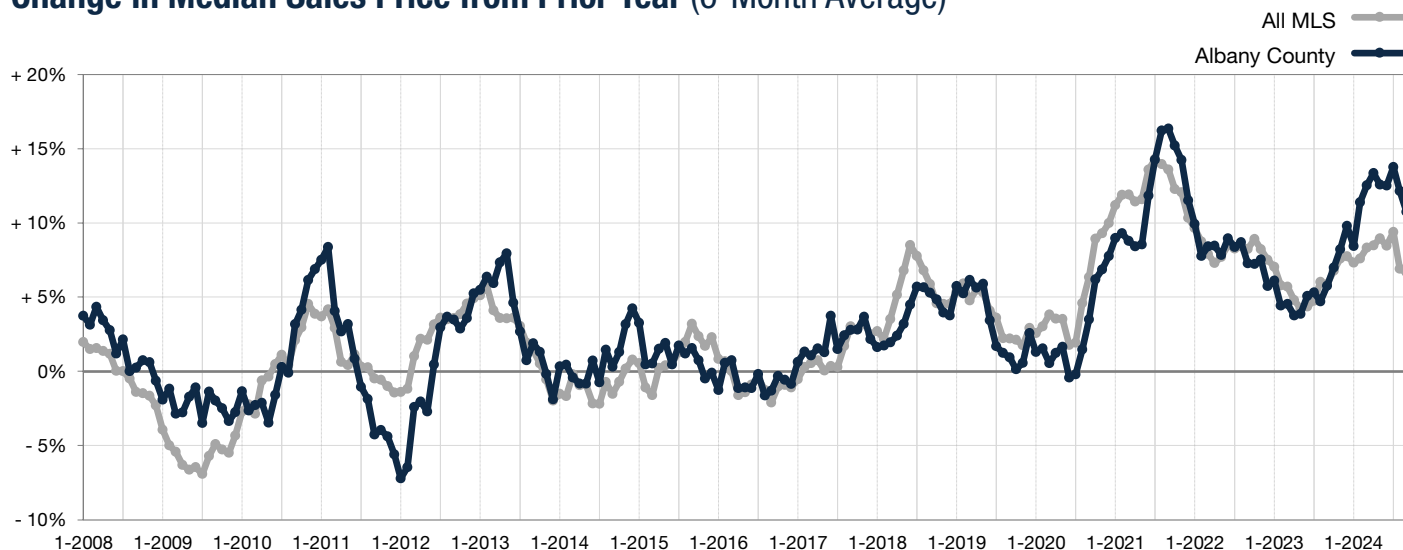


Year to Date

■ 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.