

Local Market Update – November 2024

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



- 15.2%

Change in
New Listings

- 9.2%

Change in
Closed Sales

0.0%

Change in
Median Sales Price

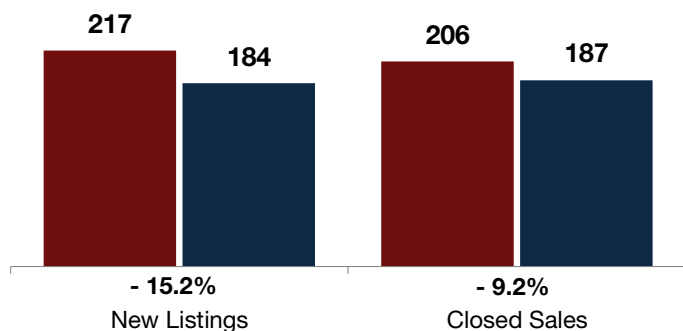
Albany County

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	217	184	- 15.2%	2,564	2,593	+ 1.1%
Closed Sales	206	187	- 9.2%	2,105	2,071	- 1.6%
Median Sales Price*	\$330,000	\$330,000	0.0%	\$305,000	\$335,000	+ 9.8%
Percent of Original List Price Received*	101.7%	99.9%	- 1.8%	102.1%	101.6%	- 0.6%
Days on Market Until Sale	17	19	+ 8.2%	20	22	+ 7.8%
Inventory of Homes for Sale	321	269	- 16.2%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.8%	--	--	--

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

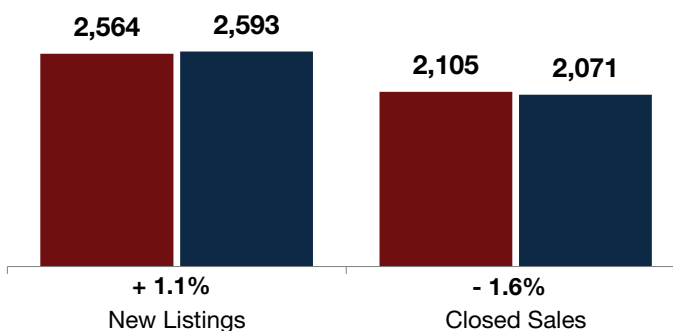
November

■ 2023 ■ 2024

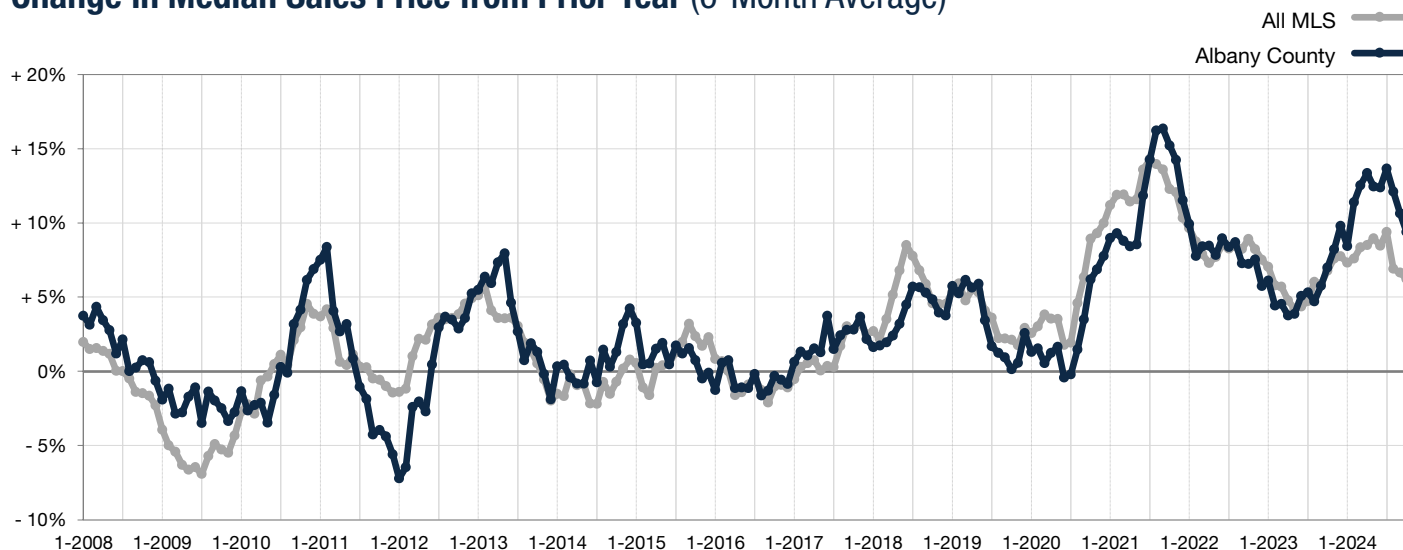


Year to Date

■ 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.