

Local Market Update – December 2024

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



Albany County

- 2.6%

Change in
New Listings

- 3.1%

Change in
Closed Sales

+ 13.8%

Change in
Median Sales Price

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	115	112	- 2.6%	2,680	2,715	+ 1.3%
Closed Sales	196	190	- 3.1%	2,301	2,279	- 1.0%
Median Sales Price*	\$301,000	\$342,500	+ 13.8%	\$305,000	\$335,000	+ 9.8%
Percent of Original List Price Received*	100.0%	100.9%	+ 0.9%	101.9%	101.5%	- 0.5%
Days on Market Until Sale	22	21	- 4.0%	20	22	+ 6.2%
Inventory of Homes for Sale	259	212	- 18.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 20.6%	--	--	--

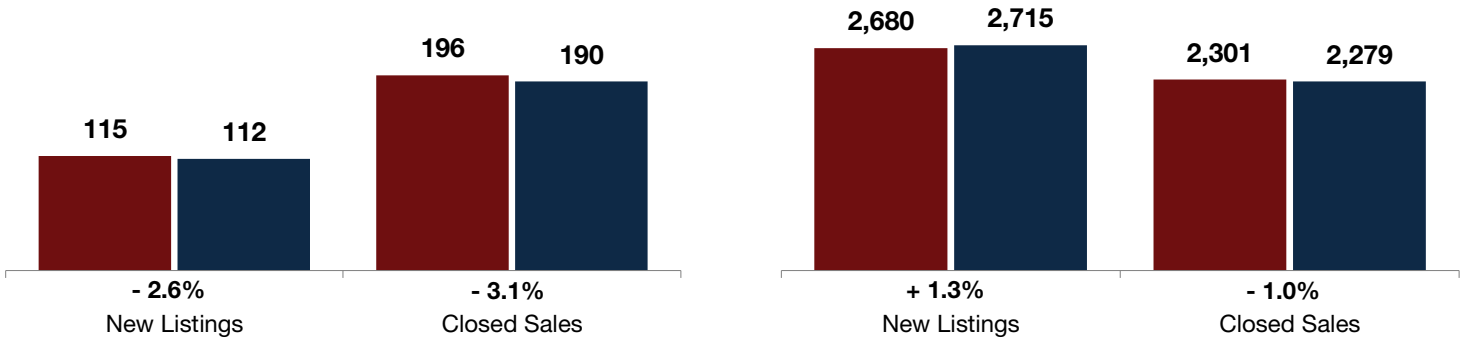
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

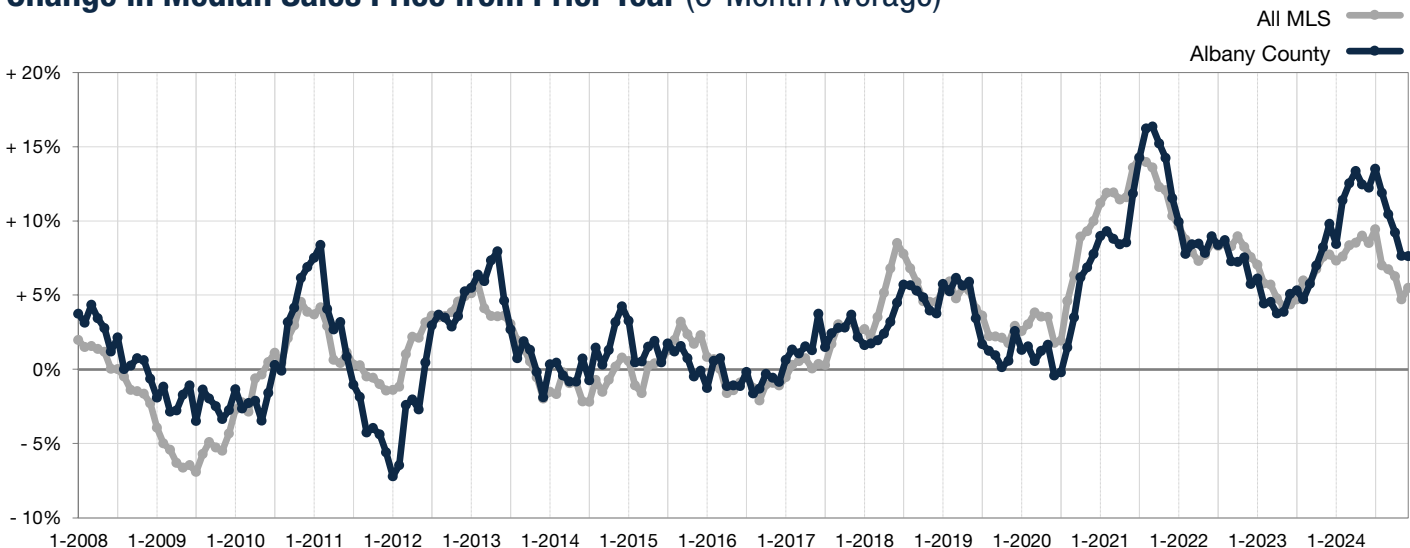
■ 2023 ■ 2024

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.