

# Local Market Update – January 2025

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



## Albany County

**+ 22.1%**

Change in  
New Listings

**+ 3.6%**

Change in  
Closed Sales

**+ 12.1%**

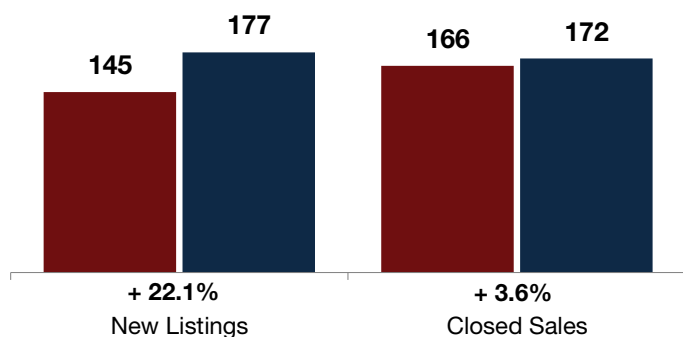
Change in  
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	145	177	+ 22.1%	145	177	+ 22.1%
Closed Sales	166	172	+ 3.6%	166	172	+ 3.6%
Median Sales Price*	\$285,456	<b>\$320,000</b>	+ 12.1%	\$285,456	<b>\$320,000</b>	+ 12.1%
Percent of Original List Price Received*	99.6%	<b>98.8%</b>	- 0.9%	99.6%	<b>98.8%</b>	- 0.9%
Days on Market Until Sale	28	<b>29</b>	+ 4.9%	28	<b>29</b>	+ 4.9%
Inventory of Homes for Sale	232	<b>195</b>	- 15.9%	--	--	--
Months Supply of Inventory	1.2	<b>1.0</b>	- 19.3%	--	--	--

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

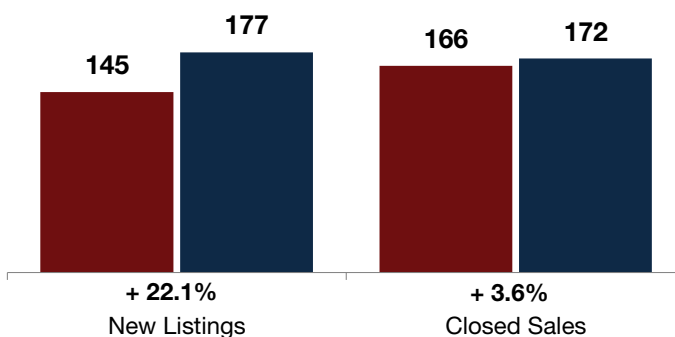
### January

■ 2024 ■ 2025

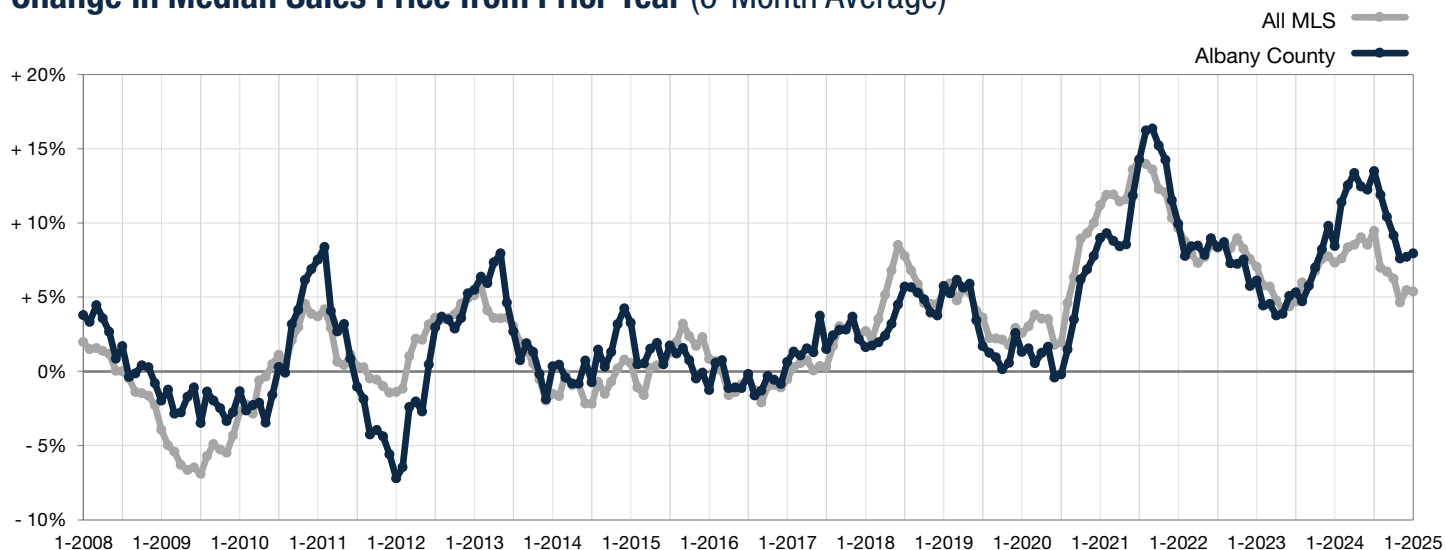


### Year to Date

■ 2024 ■ 2025



### 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.