

Local Market Update – February 2025

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



- 12.2%

+ 12.0%

- 1.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

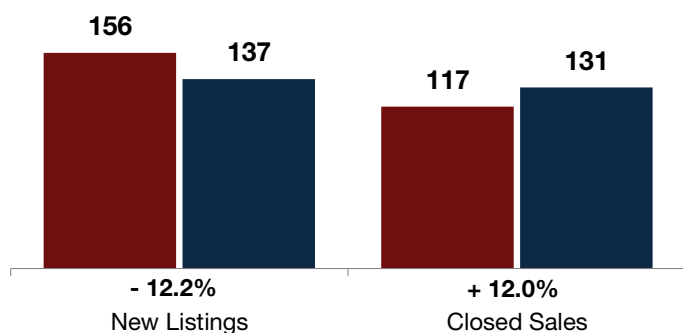
Albany County

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	156	137	- 12.2%	301	313	+ 4.0%
Closed Sales	117	131	+ 12.0%	283	310	+ 9.5%
Median Sales Price*	\$306,500	\$301,000	- 1.8%	\$295,000	\$313,000	+ 6.1%
Percent of Original List Price Received*	100.4%	98.1%	- 2.3%	100.0%	98.5%	- 1.5%
Days on Market Until Sale	34	40	+ 16.6%	31	33	+ 9.0%
Inventory of Homes for Sale	212	187	- 11.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 14.7%	--	--	--

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

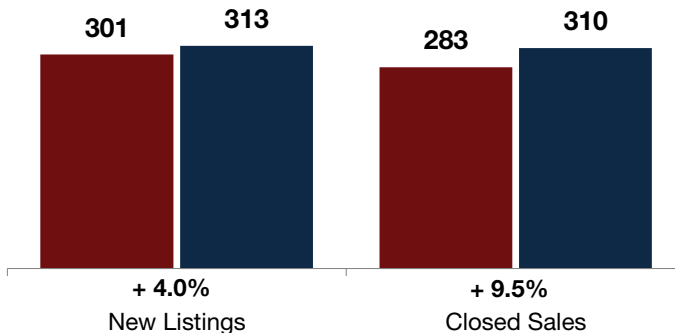
February

■ 2024 ■ 2025

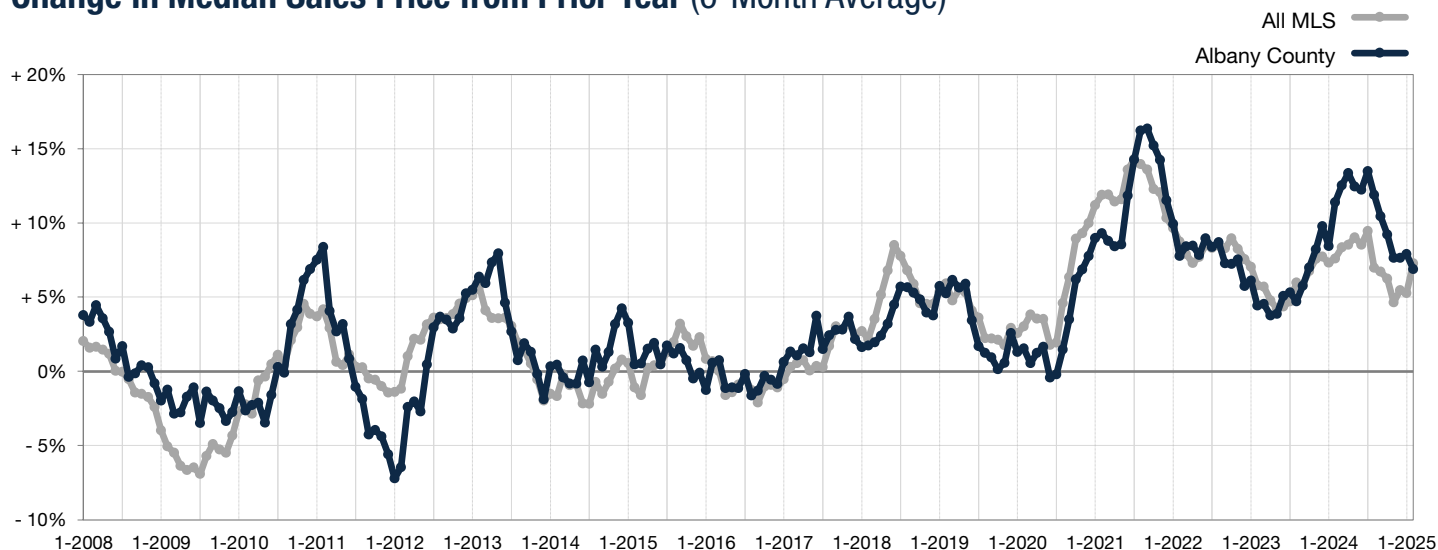


Year to Date

■ 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.