## **Local Market Update - March 2025**

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



## **Albany County**

- 1.0% - 4.6% - 2.4%

Change in C
New Listings Clo

March

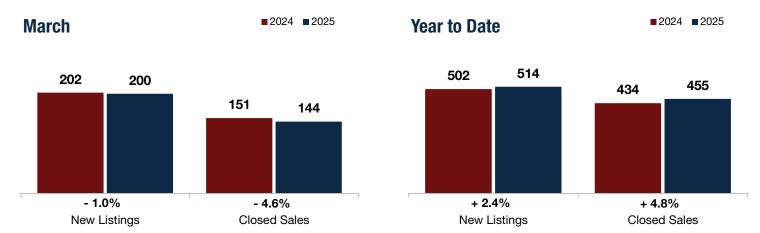
Change in Closed Sales

Change in Median Sales Price

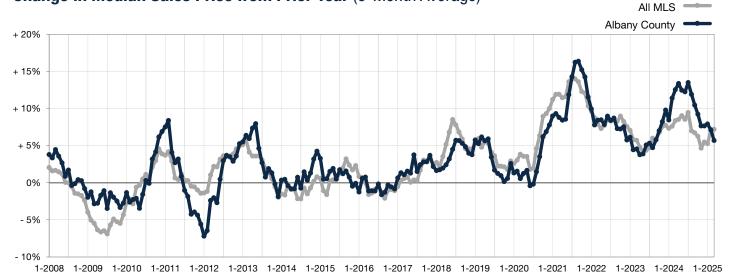
**Year to Date** 

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2024	2025	+/-	2024	2025	+/-
202	200	- 1.0%	502	514	+ 2.4%
151	144	- 4.6%	434	455	+ 4.8%
\$317,500	\$310,000	- 2.4%	\$300,000	\$311,000	+ 3.7%
99.2%	100.7%	+ 1.5%	99.7%	99.2%	- 0.5%
30	24	- 20.5%	30	30	- 2.6%
197	172	- 12.7%			
1.0	0.9	- 15.3%			
	202 151 \$317,500 99.2% 30 197	2024     2025       202     200       151     144       \$317,500     \$310,000       99.2%     100.7%       30     24       197     172	2024     2025     + / -       202     200     - 1.0%       151     144     - 4.6%       \$317,500     \$310,000     - 2.4%       99.2%     100.7%     + 1.5%       30     24     - 20.5%       197     172     - 12.7%	2024         2025         + / -         2024           202         200         - 1.0%         502           151         144         - 4.6%         434           \$317,500         \$310,000         - 2.4%         \$300,000           99.2%         100.7%         + 1.5%         99.7%           30         24         - 20.5%         30           197         172         - 12.7%	2024         2025         + / -         2024         2025           202         200         - 1.0%         502         514           151         144         - 4.6%         434         455           \$317,500         \$310,000         - 2.4%         \$300,000         \$311,000           99.2%         100.7%         + 1.5%         99.7%         99.2%           30         24         - 20.5%         30         30           197         172         - 12.7%

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



## **Change in Median Sales Price from Prior Year** (6-Month Average)\*\*



<sup>\*\*</sup> 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.