

Local Market Update – May 2025

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



- 4.5%

Change in
New Listings

- 7.3%

Change in
Closed Sales

- 3.0%

Change in
Median Sales Price

Albany County

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	308	294	- 4.5%	1,057	1,059	+ 0.2%
Closed Sales	192	178	- 7.3%	780	793	+ 1.7%
Median Sales Price*	\$337,000	\$327,000	- 3.0%	\$318,000	\$320,000	+ 0.6%
Percent of Original List Price Received*	102.8%	101.5%	- 1.3%	100.9%	99.9%	- 1.0%
Days on Market Until Sale	19	27	+ 44.3%	27	28	+ 3.9%
Inventory of Homes for Sale	272	259	- 4.8%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.0%	--	--	--

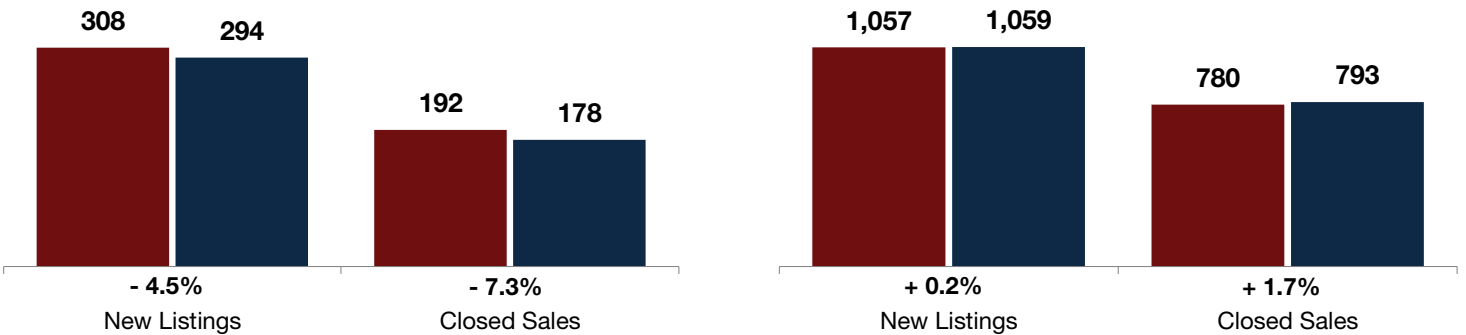
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

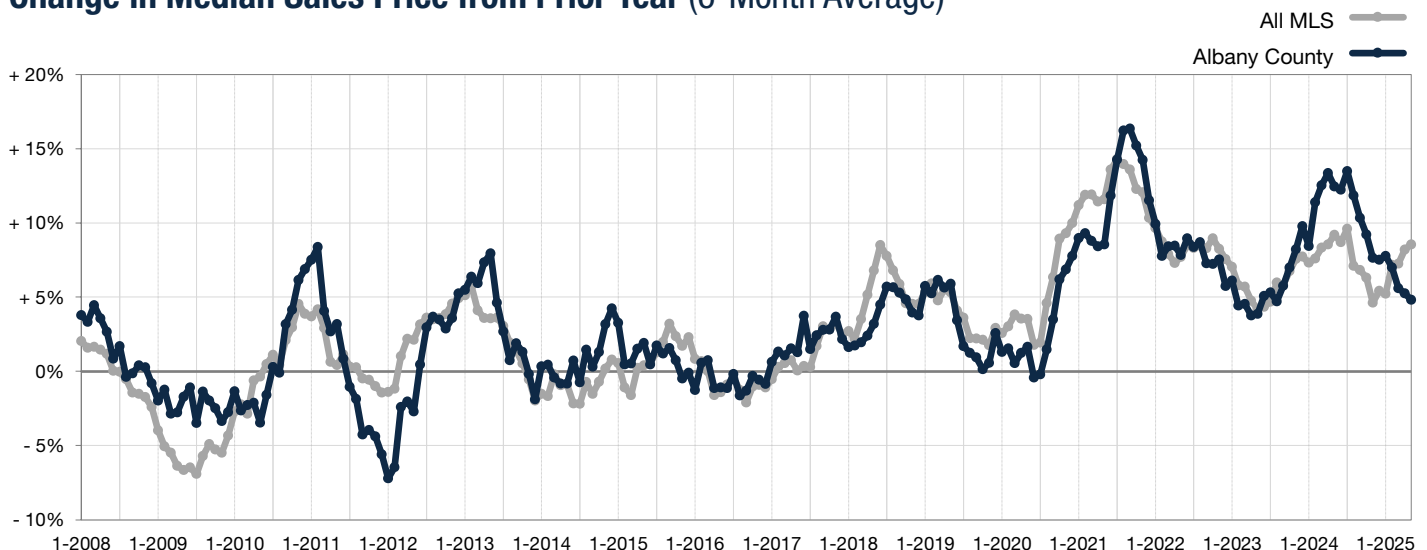
■ 2024 ■ 2025

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.