

Local Market Update – June 2025

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



+ 2.5%

Change in
New Listings

- 3.9%

Change in
Closed Sales

- 2.8%

Change in
Median Sales Price

Albany County

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	284	291	+ 2.5%	1,340	1,364	+ 1.8%
Closed Sales	206	198	- 3.9%	986	999	+ 1.3%
Median Sales Price*	\$362,500	\$352,500	- 2.8%	\$325,000	\$330,000	+ 1.5%
Percent of Original List Price Received*	104.1%	104.4%	+ 0.3%	101.6%	100.8%	- 0.8%
Days on Market Until Sale	15	13	- 8.1%	25	25	+ 0.7%
Inventory of Homes for Sale	293	291	- 0.7%	--	--	--
Months Supply of Inventory	1.5	1.5	- 2.6%	--	--	--

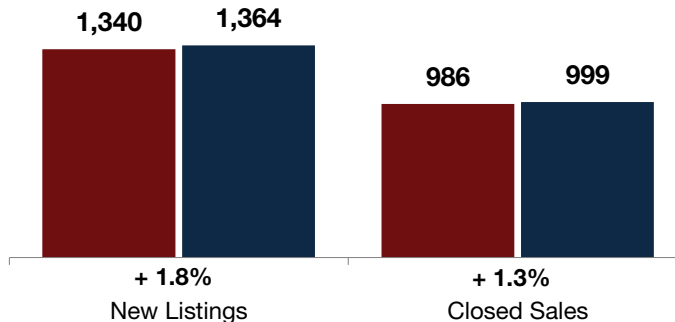
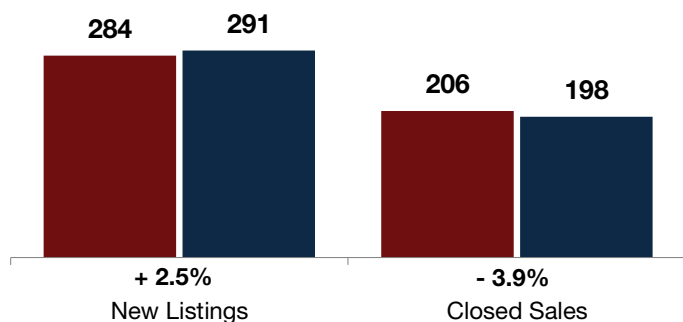
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

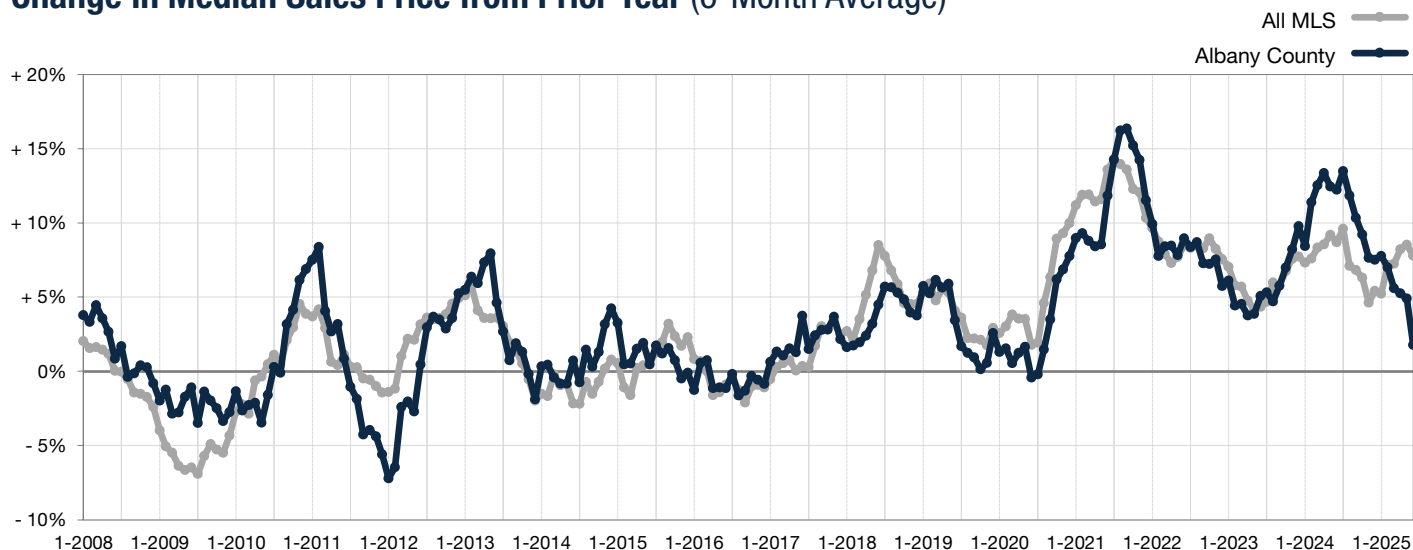
■ 2024 ■ 2025

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.