

Local Market Update – July 2025

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



+ 5.1%

- 20.6%

+ 2.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Albany County

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	276	290	+ 5.1%	1,616	1,664	+ 3.0%
Closed Sales	247	196	- 20.6%	1,233	1,206	- 2.2%
Median Sales Price*	\$355,000	\$363,325	+ 2.3%	\$330,000	\$333,000	+ 0.9%
Percent of Original List Price Received*	103.4%	102.7%	- 0.7%	102.0%	101.1%	- 0.8%
Days on Market Until Sale	21	17	- 19.8%	24	23	- 2.1%
Inventory of Homes for Sale	316	320	+ 1.3%	--	--	--
Months Supply of Inventory	1.7	1.6	- 0.4%	--	--	--

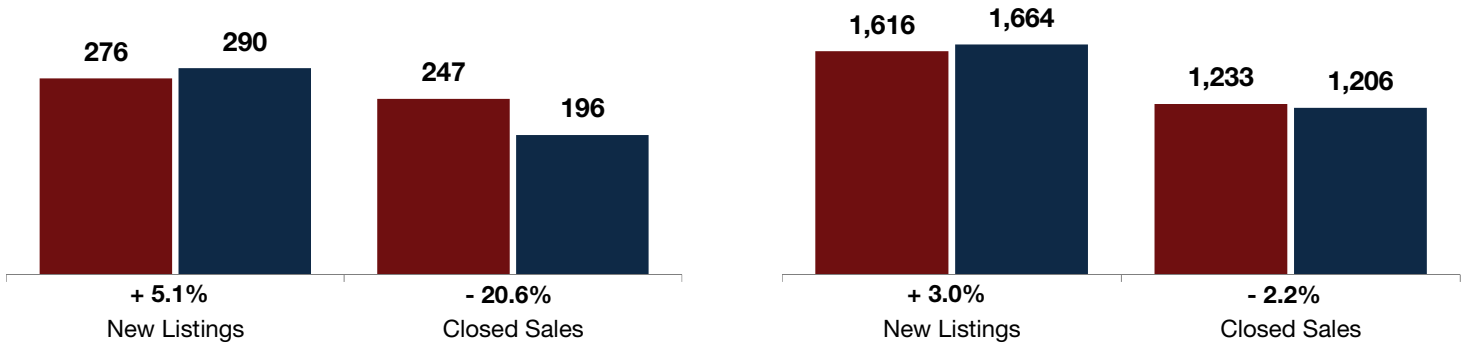
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

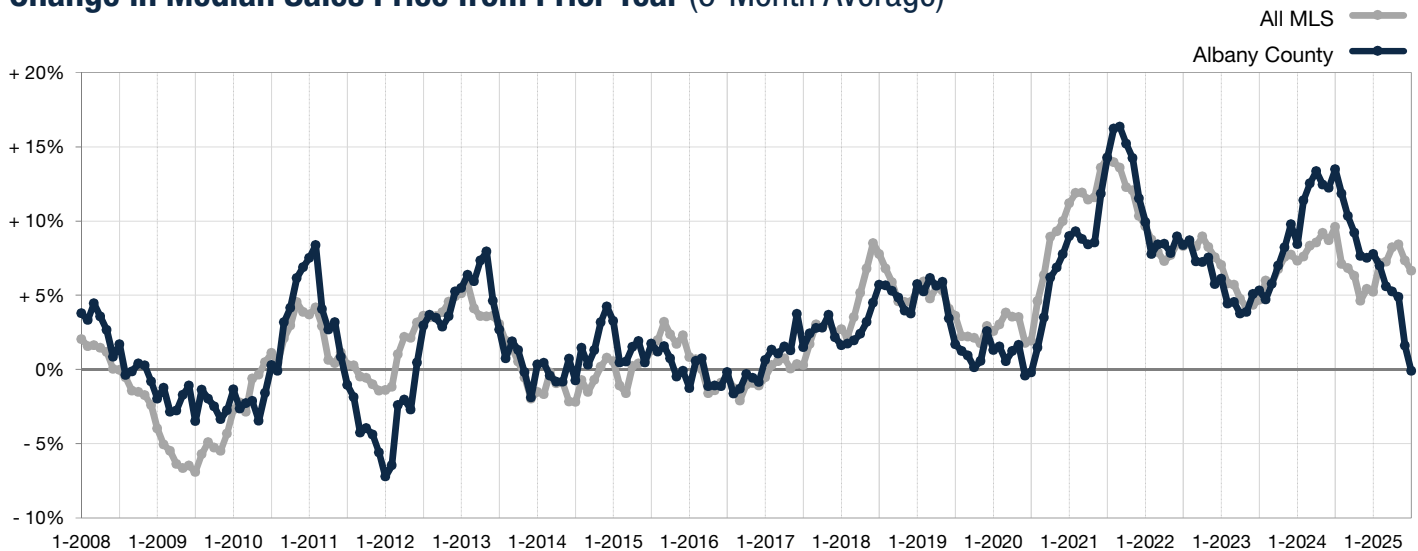
■ 2024 ■ 2025

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.