

Local Market Update – August 2025

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



- 3.9%

+ 4.5%

+ 7.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Albany County

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	279	268	- 3.9%	1,895	1,940	+ 2.4%
Closed Sales	221	231	+ 4.5%	1,454	1,453	- 0.1%
Median Sales Price*	\$348,000	\$375,000	+ 7.8%	\$333,000	\$340,000	+ 2.1%
Percent of Original List Price Received*	102.6%	101.5%	- 1.1%	102.1%	101.2%	- 0.8%
Days on Market Until Sale	17	17	- 2.3%	23	22	- 2.7%
Inventory of Homes for Sale	300	348	+ 16.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 17.8%	--	--	--

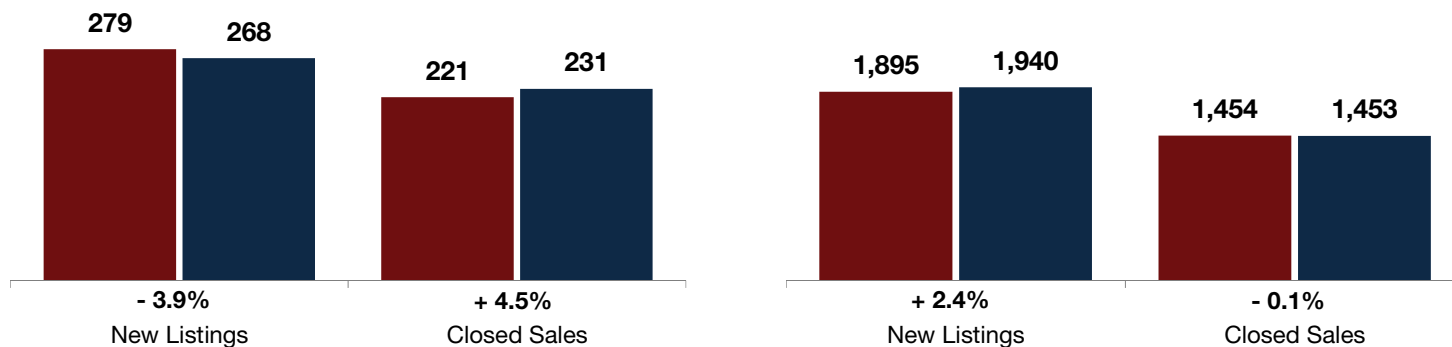
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

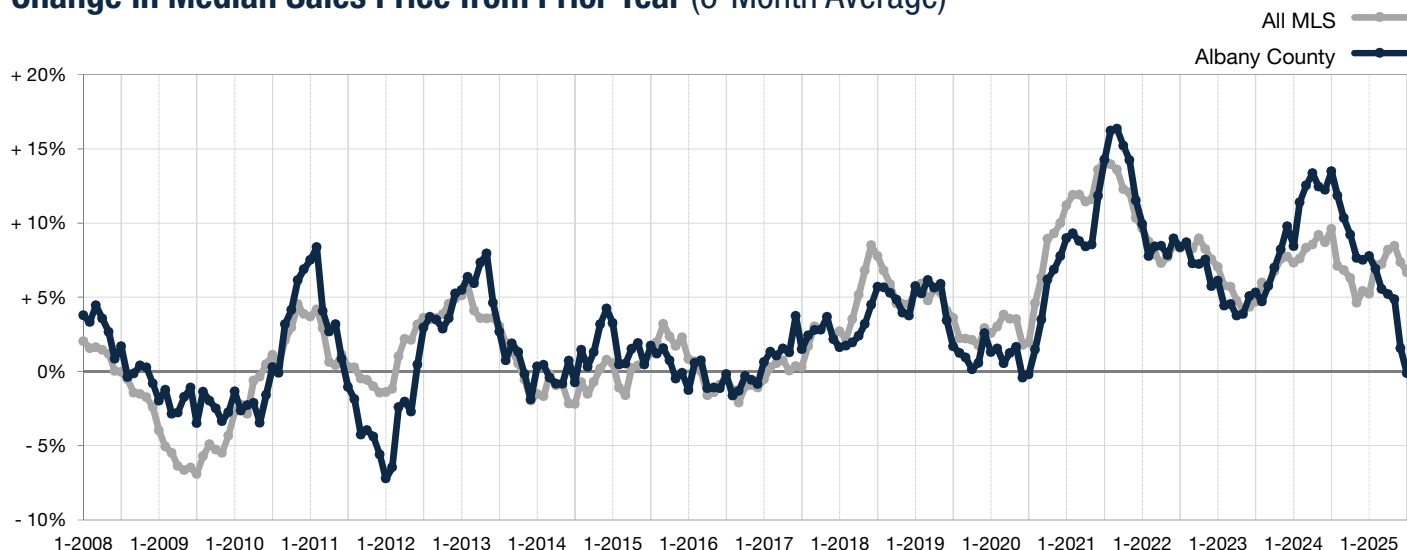
■ 2024 ■ 2025

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.