

# Local Market Update – September 2025

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



**+ 5.7%**

**- 12.8%**

**+ 8.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

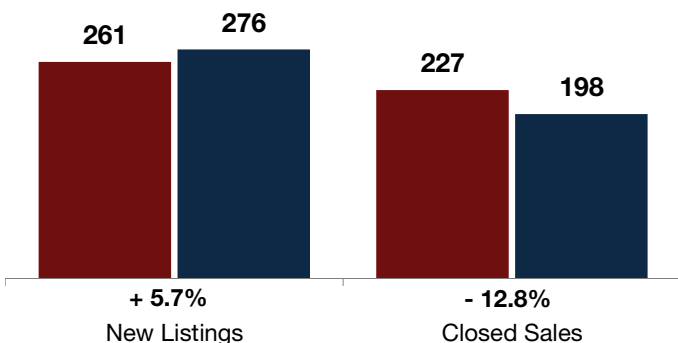
## Albany County

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	261	276	+ 5.7%	2,156	2,226	+ 3.2%
Closed Sales	227	198	- 12.8%	1,681	1,657	- 1.4%
Median Sales Price*	\$337,000	\$364,000	+ 8.0%	\$334,250	\$345,000	+ 3.2%
Percent of Original List Price Received*	100.2%	101.3%	+ 1.2%	101.8%	101.2%	- 0.6%
Days on Market Until Sale	22	19	- 15.3%	23	22	- 4.2%
Inventory of Homes for Sale	316	343	+ 8.5%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 8.3%	--	--	--

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

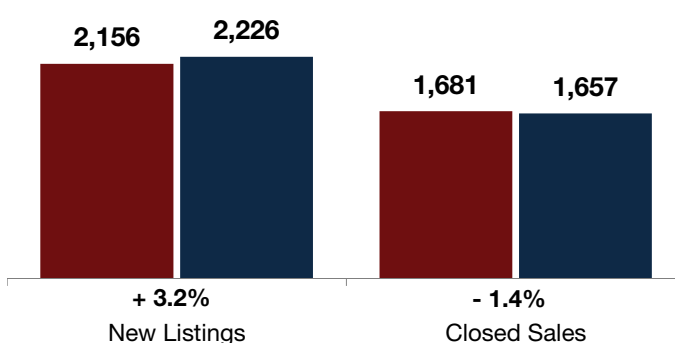
### September

■ 2024 ■ 2025

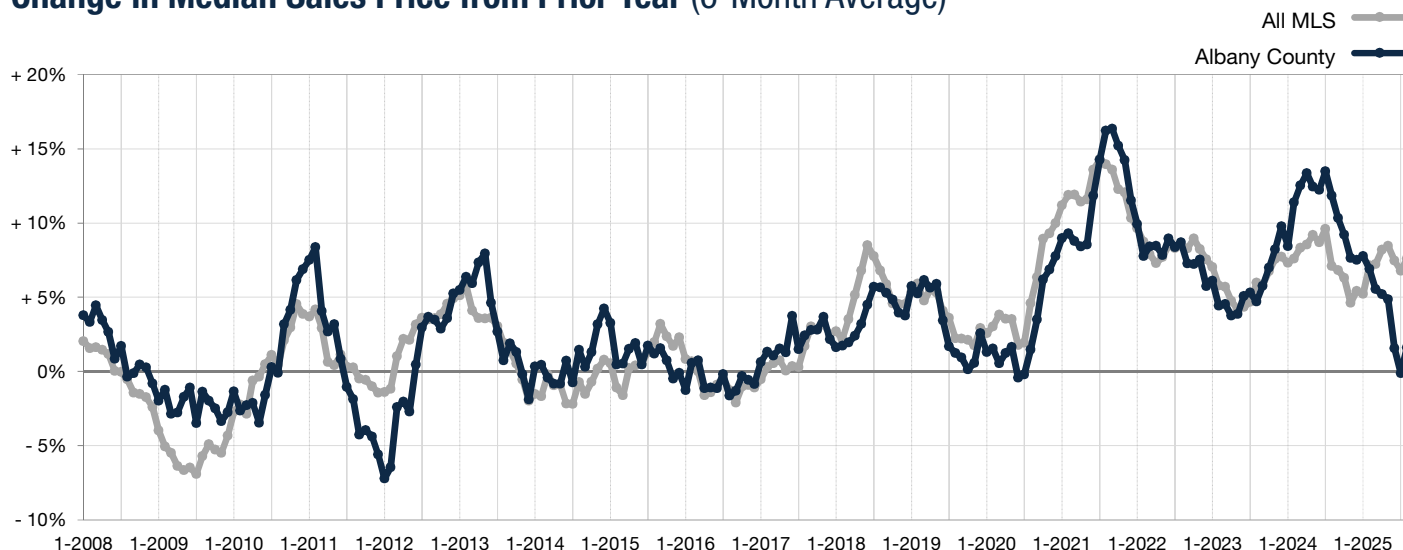


### Year to Date

■ 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.