

# Local Market Update – October 2025

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



**- 3.4%**

**+ 6.1%**

**+ 0.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Albany County

### October

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	267	258	- 3.4%	2,425	2,489	+ 2.6%
Closed Sales	214	227	+ 6.1%	1,895	1,894	- 0.1%
Median Sales Price*	\$347,650	\$350,000	+ 0.7%	\$335,000	\$345,000	+ 3.0%
Percent of Original List Price Received*	100.9%	100.3%	- 0.6%	101.7%	101.1%	- 0.6%
Days on Market Until Sale	17	23	+ 31.4%	22	22	- 1.1%
Inventory of Homes for Sale	342	326	- 4.7%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.5%	--	--	--

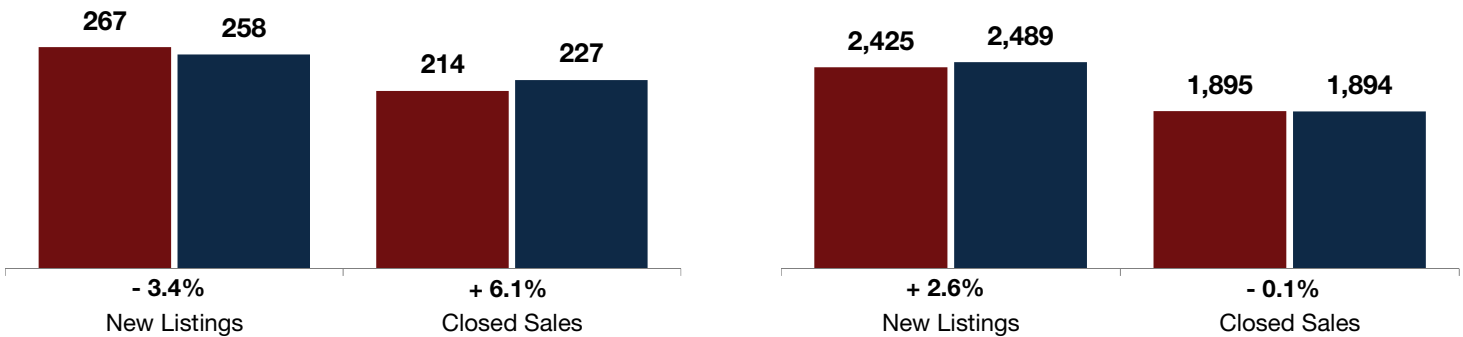
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

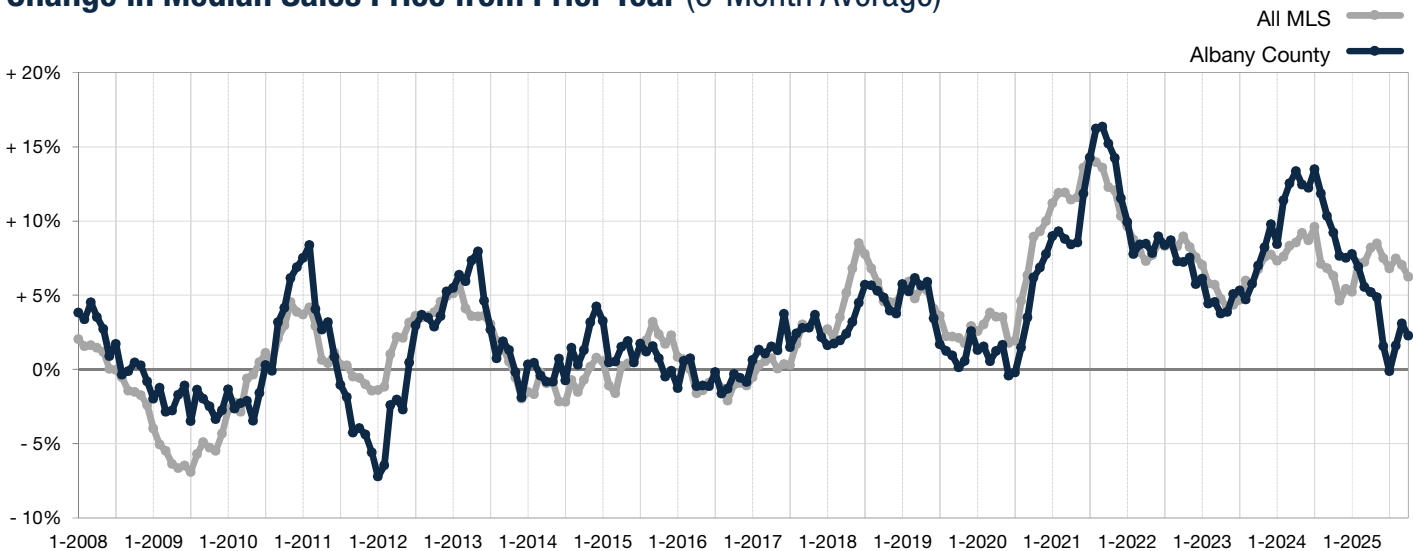
■ 2024 ■ 2025

### 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.