

Local Market Update – November 2025

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



- 18.2%

Change in
New Listings

- 2.0%

Change in
Closed Sales

+ 5.8%

Change in
Median Sales Price

Albany County

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	187	153	- 18.2%	2,612	2,643	+ 1.2%
Closed Sales	199	195	- 2.0%	2,094	2,098	+ 0.2%
Median Sales Price*	\$330,000	\$349,000	+ 5.8%	\$335,000	\$345,000	+ 3.0%
Percent of Original List Price Received*	99.9%	99.9%	+ 0.0%	101.5%	101.0%	- 0.6%
Days on Market Until Sale	18	20	+ 7.2%	22	22	- 0.7%
Inventory of Homes for Sale	296	271	- 8.4%	--	--	--
Months Supply of Inventory	1.5	1.4	- 9.1%	--	--	--

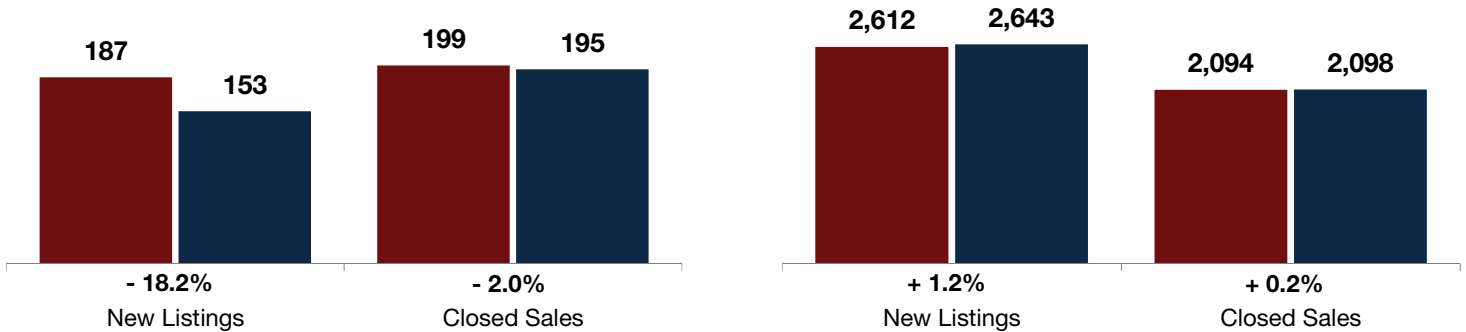
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

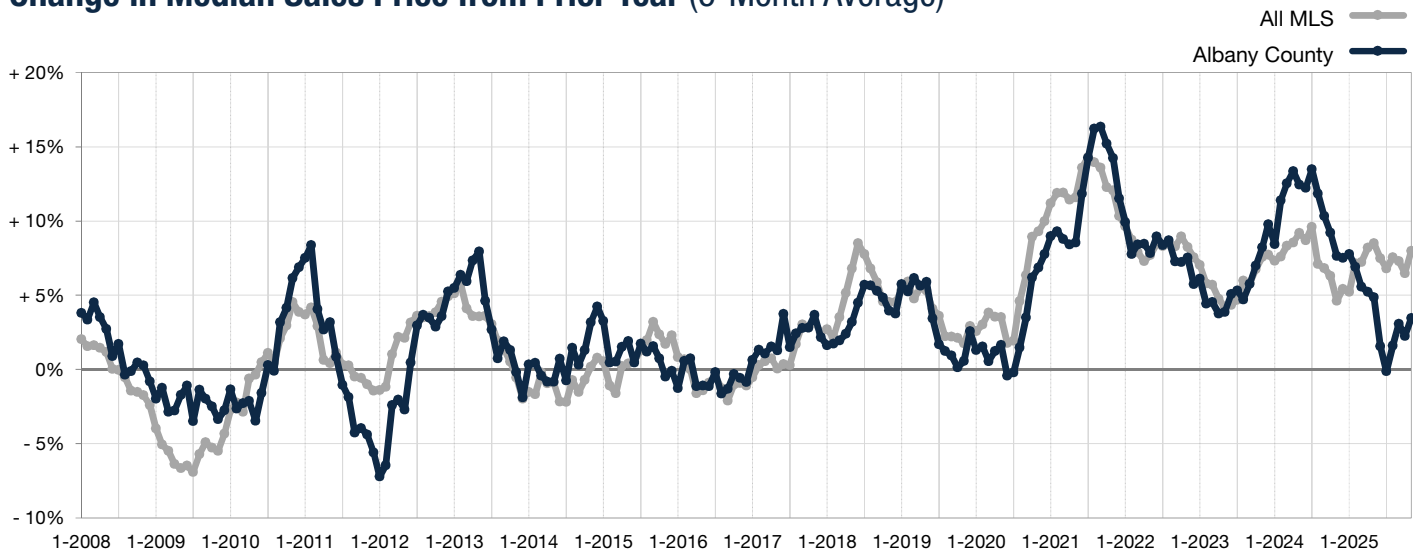
■ 2024 ■ 2025

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.