

# Local Market Update – December 2025

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



**- 20.9%**

**+ 11.6%**

**- 0.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Albany County

### December

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	115	91	- 20.9%	2,727	2,750	+ 0.8%
Closed Sales	198	221	+ 11.6%	2,292	2,340	+ 2.1%
Median Sales Price*	\$340,000	\$337,500	- 0.7%	\$335,000	\$345,000	+ 3.0%
Percent of Original List Price Received*	100.7%	98.6%	- 2.1%	101.5%	100.7%	- 0.7%
Days on Market Until Sale	20	26	+ 24.9%	22	22	+ 1.0%
Inventory of Homes for Sale	237	206	- 13.1%	--	--	--
Months Supply of Inventory	1.2	1.1	- 13.0%	--	--	--

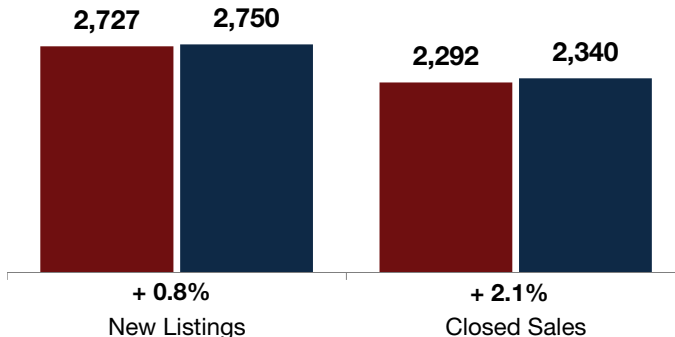
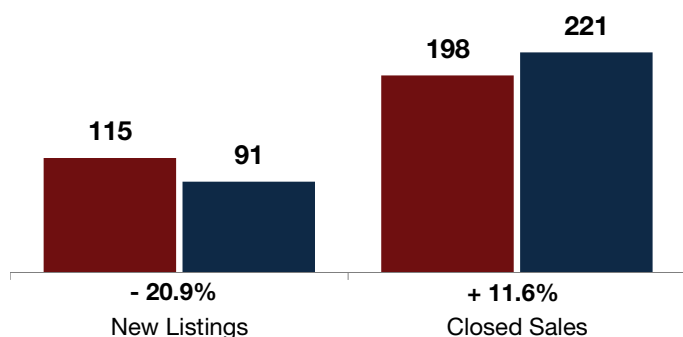
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

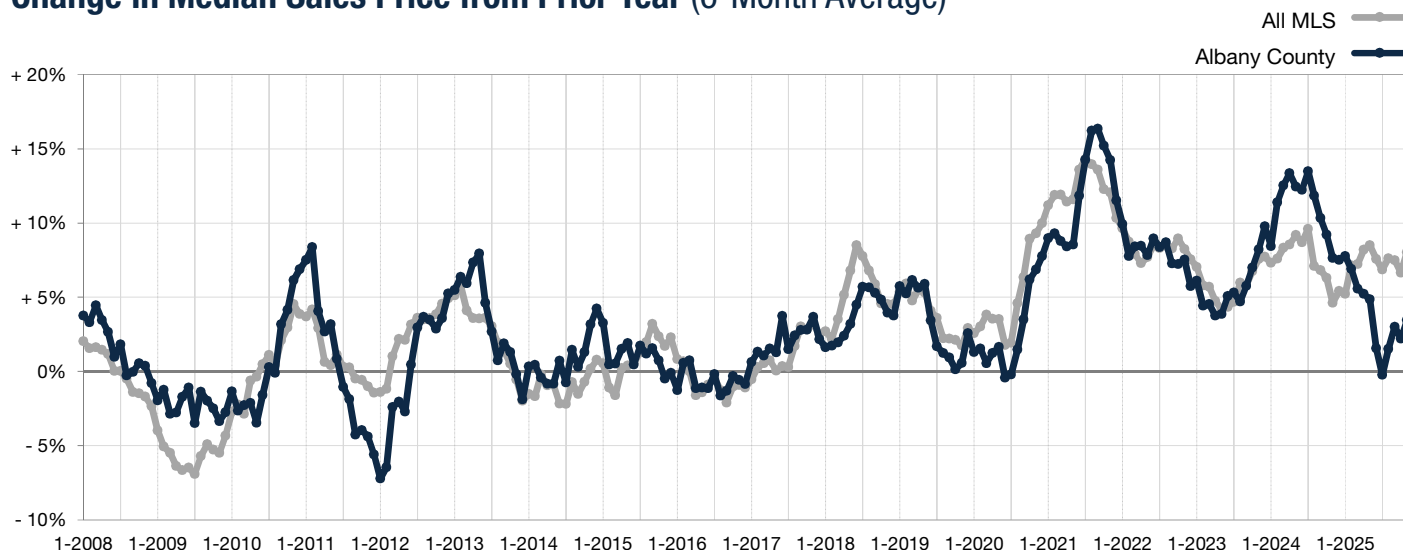
■ 2024 ■ 2025

### 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.