

May 2025

CAPITAL REGION HOUSING TRENDS: MISSING MIDDLE VS. SINGLE-FAMILY

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

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DEFINITIONS

Accessory Dwelling Units (AUDs): A secondary, smaller residential unit located on the same lot as a primary single-family home.

“Missing Middle” Housing: A range of multi-unit housing types, for example, duplexes, triplexes, townhomes, cottage courts, and AUDs that are comparable in scale with single-family homes. “Middle” refers to this type of housing being between the scale of single-family homes and large apartment complexes, and due to the affordability level for middle-income households. In this report [New York State Property Class Codes](#) 215, 220, 230, and 281 are used to represent missing middle homes.

Appreciation: The increase in the market value of a residential property over time, measured as the percentage gain year-over-year.

Median Sale Price: The middle value of all home sale prices within a specific location and time period, where half the properties sold for a higher price and half sold for a lower price. Since this value is not affected by extreme highs or lows, it better represents the “typical” home value.

Investor: For the purposes of this report, an investor is defined as a buyer listed under a legal entity such as a Limited Liability Company (LLC), Incorporated (INC), or Corporation (CORP). These designations typically indicate that the property was purchased for rental, resale, or other investment purposes rather than for owner-occupancy.

INTRODUCTION

This report draws on data from New York State Real Property Transfer Reports (Form RP-5217), which are completed at the time of a property closing and filed with the county clerk alongside the deed. These forms capture vital details about each real estate transaction, including the sale price, property type, location, and the buyer's location. Counties then forward this information to the Office of Real Property Tax Services (ORPTS) within the New York State Department of Taxation and Finance, where it is uploaded into the state's public [SalesWeb](#) application.

This data is freely accessible and can be downloaded for analysis. By examining transfer records from 2019 to 2024, primarily focusing on single-family homes and missing middle properties, we can explore patterns in the housing market across the Capital Region and better understand how real estate activity has shifted over time. Special attention is given to these missing middle properties as the demand for them continues to rise; these homes can offer more affordable, walkable, and accessible living options in neighborhoods that already have the infrastructure to support them.



2024 Capital Region Snapshot

Single-Family Home



Number of Housing Units Sold
6,514



Median Sale Price
\$320,000

Missing Middle Home



Number of Housing Units Sold
1,360



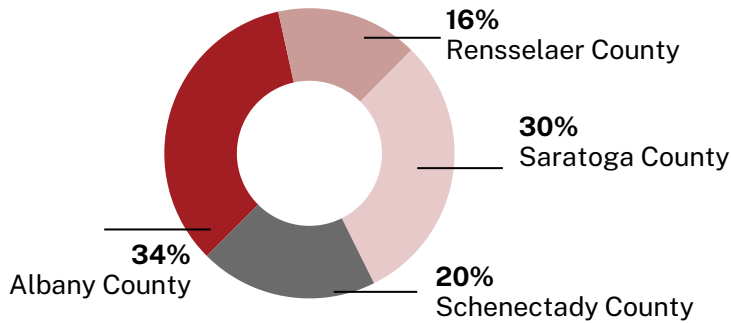
Median Sale Price
\$228,250

Housing in the Capital Region

BY THE NUMBERS

2024 Number of Units Sold

Single-Family Home Sales Only



Source: NYS Department of Taxation and Finance

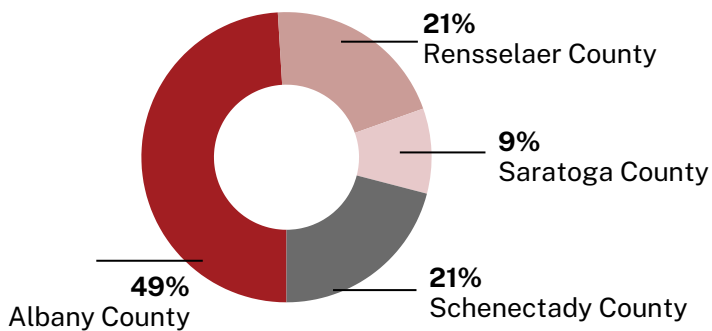


-0.64%

Decrease in Single-Family Units Sold Between 2023 and 2024 in the Capital Region

2024 Number of Units Sold

Missing Middle Home Sales Only



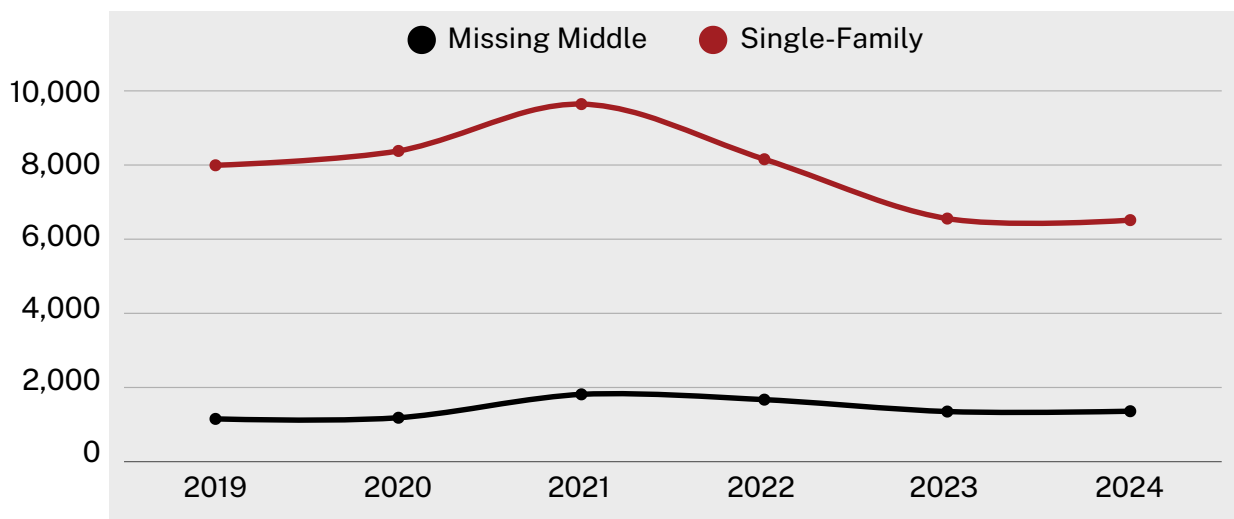
Source: NYS Department of Taxation and Finance



+0.67%

Increase in Missing Middle Units Sold Between 2023 and 2024 in the Capital Region

Number of Missing Middle and Single-Family Homes Purchased



Source: NYS Department of Taxation and Finance

HOUSING PRICE TRENDS

When adjusting for inflation to reflect 2024 dollars, the median sale price of property in the Capital Region has had slight increases over the past six years.

Missing middle housing saw its median price rise from approximately \$177,913 in 2019 to \$228,250 in 2024, a total increase of 28 percent. Annual changes varied, with the most significant growth occurring in 2024 at 10.9 percent. In contrast, single-family homes began at a higher median of around \$278,527 in 2019 and reached \$320,000 in 2024, an overall increase of 15 percent. Despite this growth, annual changes were more moderate, with a small decline of 0.4 percent in 2022 and a peak annual increase of 4.0 percent in 2023.



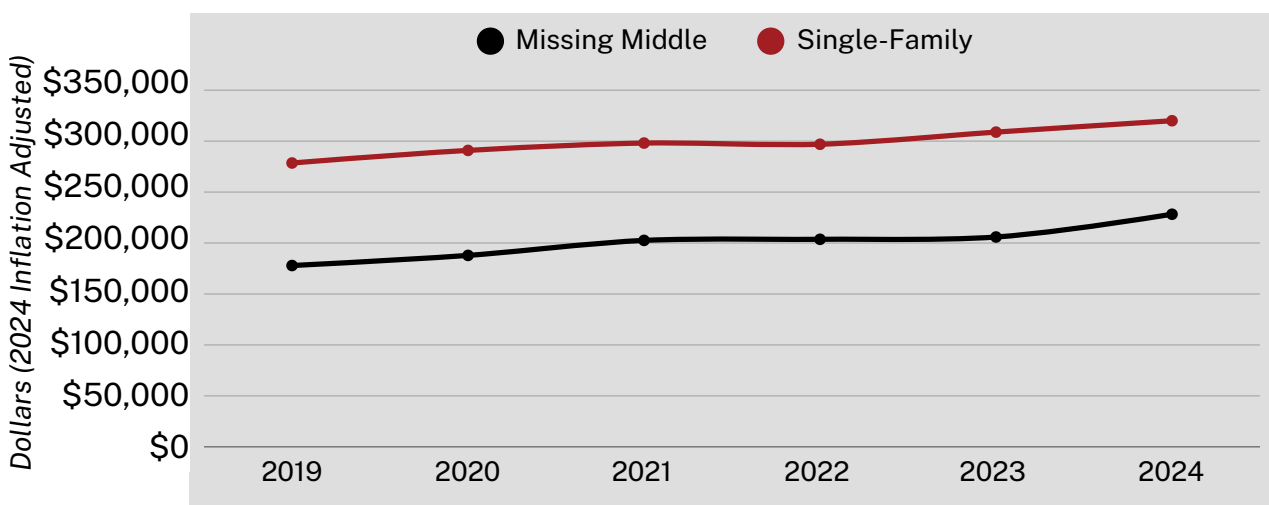
+3.6% Increase
In **Median Sale Price** of a
Single-Family Home
Between 2023 and 2024



+10.9% Increase
In **Median Sale Price** of a
Missing Middle Home
Between 2023 and 2024

Throughout the six-year period, missing middle homes remained more affordable than single-family options, with the 2024 median price nearly \$100,000 dollars lower. These trends highlight the steady appreciation of single-family home prices compared to the more erratic growth seen in missing middle housing, which experienced sharper fluctuations year over year despite an overall upward trajectory.

Single-Family and Missing Middle Median Sale Price in the Capital Region

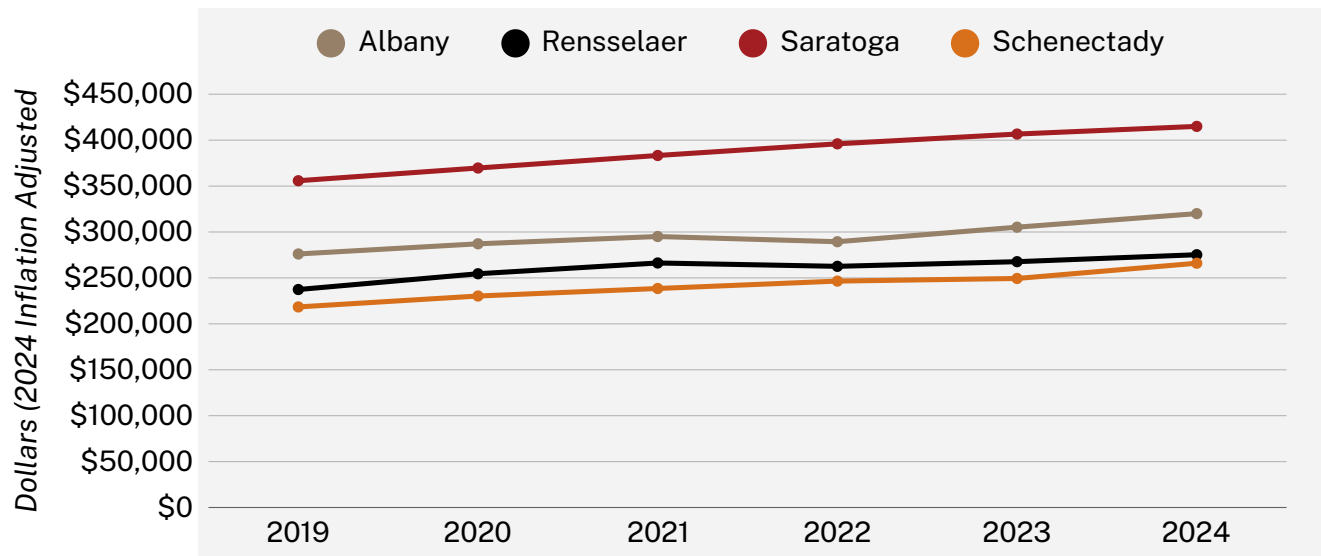


Source: NYS Department of Taxation and Finance
Note: Prices are adjusted to 2024 dollars

COUNTY LEVEL BREAKDOWN - SINGLE-FAMILY

Across the individual counties within the Capital Region median sale prices for single-family homes have shown a slight upward trend from 2019 to 2024. The data presented below breaks down inflation-adjusted median sale prices by county, highlighting moderate growth in property values throughout the region over the six-year period.

Median Sale Price of Single-Family Homes



	2019	2020	2021	2022	2023	2024
Albany	\$276,073.12	\$287,132.02	\$295,085.53	\$289,405.72	\$305,245.09	\$320,000.00
Rensselaer	\$237,361.53	\$254,528.17	\$266,259.99	\$262,608.89	\$267,668.54	\$275,250.00
Saratoga	\$355,827.57	\$369,671.86	\$383,314.83	\$396,003.49	\$406,650.28	\$415,000.00
Schenectady	\$218,404.51	\$230,287.39	\$238,476.34	\$246,530.80	\$249,395.02	\$266,000.00

Source: NYS Department of Taxation and Finance
Note: Prices are adjusted to 2024 dollars

Saratoga County leads the Capital Region in single-family home values, with median prices consistently higher than those in neighboring counties. In 2024, the median price reached \$415,000, approximately \$128,000 more than the average median sale price across the other counties. From 2019 to 2024, prices in Saratoga County rose from \$355,828 to \$415,000, representing a 16.6% increase over six years, or an average annual appreciation rate of 2.8%.

COUNTY LEVEL BREAKDOWN - SINGLE-FAMILY

Albany County experienced steady growth in single-family home values over the six-year period, with median prices rising from \$276,073 in 2019 to \$320,000 in 2024. This represents a 16.7% increase, matching Saratoga County's average annual appreciation rate of approximately 2.8%. By 2024, Albany ranked as the second most expensive single-family housing market in the Capital Region, behind only Saratoga.

In Rensselaer County, median home prices increased from \$237,073 in 2019 to \$275,250 in 2024, reflecting a 16.1% total rise, or an average annual appreciation of 2.7%. Despite this growth, Rensselaer remains the most affordable single-family housing market among the four counties in the Capital Region. While price growth has been more modest compared to other areas, its affordability could present opportunities for first-time buyers.

Median home prices in Schenectady County increased from \$218,405 in 2019 to \$266,000 in 2024, marking a total rise of 21.8%, or an average annual appreciation of 4.4%. This made Schenectady County the fastest-growing market in the Capital Region in terms of price appreciation, outpacing all other counties in the region.

ALBANY



\$320,000
2024 MEDIAN
SALE PRICE



2.8%
AVERAGE
YEARLY
APPRECIATION
2019-2024



\$275,250
2024 MEDIAN
SALE PRICE



2.7%
AVERAGE
YEARLY
APPRECIATION
2019-2024

SARATOGA



\$415,000
2024 MEDIAN
SALE PRICE



2.8%
AVERAGE
YEARLY
APPRECIATION
2019-2024



\$266,000
2024 MEDIAN
SALE PRICE



4.4%
AVERAGE
YEARLY
APPRECIATION
2019-2024

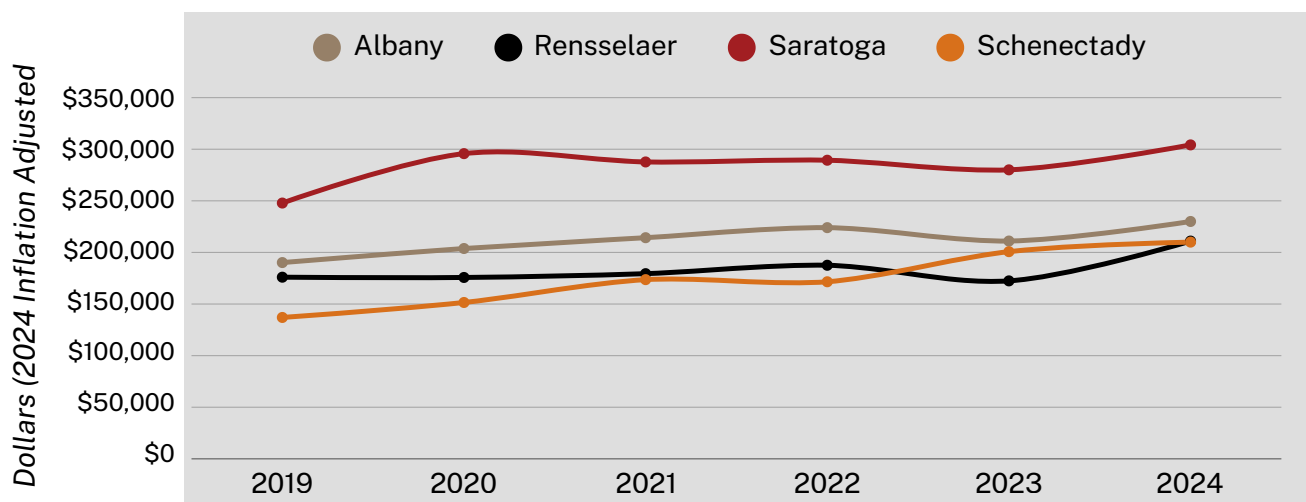
SCHENECTADY

COUNTY LEVEL BREAKDOWN - MISSING MIDDLE

Missing middle housing has experienced notable price growth over the past six years, with trends varying by county. The following breakdown highlights changes in inflation-adjusted median sale prices for missing middle housing in Albany, Rensselaer, Saratoga, and Schenectady counties from 2019 to 2024.

“Missing Middle” Housing: A range of multi-unit housing types, for example, duplexes, triplexes, townhomes, cottage courts, and accessory dwelling units (AUDs) that are comparable in scale with single-family homes. “Middle” refers to this type of housing being between the scale of single-family homes and large apartment complexes, and due to the affordability level for middle-income households. In this report New York State Property Class Codes 215, 220, 230, and 281 are used to represent missing middle homes.

Median Sale Price of Missing Middle Homes



	2019	2020	2021	2022	2023	2024
Albany	\$190,183.70	\$203,804.34	\$214,281.41	\$224,021.46	\$211,046.35	\$230,000.00
Rensselaer	\$176,011.95	\$175,745.64	\$179,436.08	\$187,577.78	\$172,440.31	\$211,000.00
Saratoga	\$247,852.31	\$295,737.49	\$287,676.56	\$289,352.12	\$280,022.47	\$304,200.00
Schenectady	\$136,993.62	\$151,504.86	\$173,647.82	\$171,580.07	\$200,751.41	\$210,000.00

Source: NYS Department of Taxation and Finance
Note: Prices are adjusted to 2024 dollars

COUNTY LEVEL BREAKDOWN - MISSING MIDDLE

For the past three years (2022-2024), missing middle housing accounted for approximately 17% of all housing sales in the Capital Region. From 2019 to 2024, prices for these small-scale multi-family homes rose across all counties, though the pace and pattern of growth varied by location. Mirroring trends in the single-family market, Saratoga County recorded the highest prices in this housing type, with values rising from \$247,852 in 2019 to \$304,200 in 2024. This 22.7% increase, an average annual appreciation of approximately 3.8%, surpassed the growth rate of Saratoga's single-family homes over the same period.

Schenectady County, by contrast, had the lowest median prices for missing middle housing, beginning at \$136,994 in 2019 and increasing to \$210,000 in 2024. This 53.3% total gain, or about 8.8% annually, was the fastest rate of appreciation among all counties and more than double that of Schenectady's single-family home market. Albany County saw steady growth, with prices rising from \$190,184 to \$230,000, a 20.9% increase, or 3.5% annually. While Rensselaer County experienced a more modest increase from \$176,012 to \$211,000, totaling 19.9% or about 3.3% per year. On average, missing middle homes in 2024 were approximately \$80,000 less expensive than single-family homes across the region, highlighting their continued affordability despite growing demand. These trends suggest that while Saratoga remains the highest-cost market, rapid appreciation in more affordable counties like Schenectady and Rensselaer may indicate shifting preferences.

ALBANY



\$230,000
2024 MEDIAN
SALE PRICE



3.5%
AVERAGE
YEARLY
APPRECIATION
2019-2024

SARATOGA



\$304,200
2024
MEDIAN
SALE PRICE



3.8%
AVERAGE
YEARLY
APPRECIATION
2019-2024

RENSSELAER



\$211,250
2024
MEDIAN
SALE PRICE



3.3%
AVERAGE
YEARLY
APPRECIATION
2019-2024

SCHENECTADY



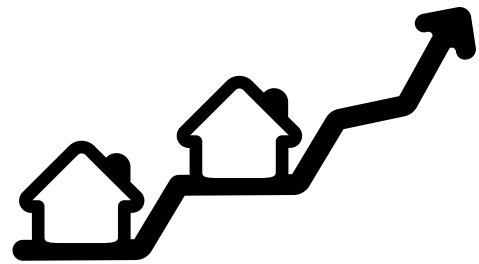
\$210,000
2024
MEDIAN
SALE PRICE



8.8%
AVERAGE
YEARLY
APPRECIATION
2019-2024

APPRECIATION VS. RETURN ON INVESTMENT

For context, average home appreciation in the United States typically ranges between 3% and 5% annually. In comparison, single-family home appreciation in the Capital Region from 2019 to 2024 has generally fallen below that benchmark. Annual appreciation rates averaged between 2.7% and 2.8% in Albany, Rensselaer, and Saratoga counties, with only Schenectady County exceeding the national norm at 4.4%. Missing middle housing showed more variability, with Schenectady again standing out, with median prices growing by 8.8% annually.



Between 3% and 5%

Average Appreciation
on a House in the United
States Year Over Year

However, real estate appreciation alone doesn't guarantee a strong return on investment. Much of the Capital Region's housing stock is aging, requiring consistent maintenance and costly upgrades to sustain or grow in value. Without these investments, even in appreciating markets, homes may gain value more slowly or fall behind in relative terms. This dynamic helps explain why home price growth in the region, while present, has remained more modest compared to faster-growing or newly developed markets nationwide.

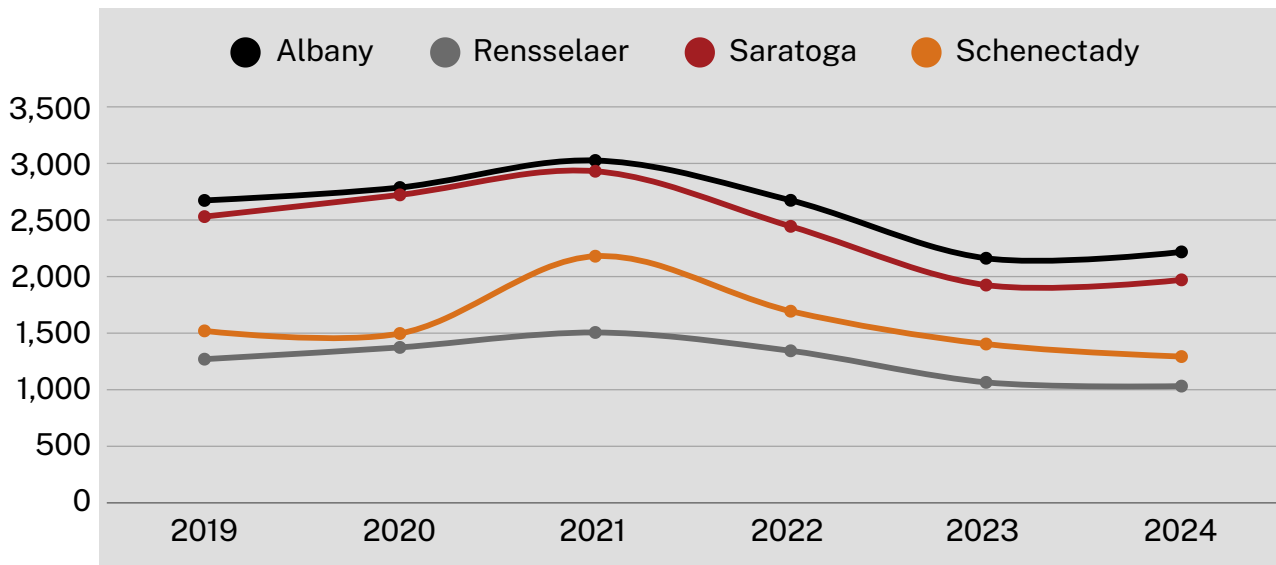
SINGLE-FAMILY HOUSING PURCHASED BY COUNTY

In addition to analyzing sale prices, looking at the number of units sold from 2019 to 2024 provides a deeper understanding of the housing market in the Capital Region. Single-family home sales across the region peaked during the Covid-19 pandemic and then gradually tapered off in recent years. Albany County led the region in single-family transactions, peaking at 3,026 sales in 2021 before declining to 2,218 in 2024, a 26.7% drop from Albany County's peak. Saratoga County followed this trend, with sales rising to 2,931 in 2021 and falling to 1,971 by 2024. Rensselaer County saw a more modest peak of 1,506 sales in 2021, declining to 1,032 in 2024. Meanwhile, Schenectady County experienced the most drastic decline from the peak with sales jumping from 1,497 in 2020 to 2,180 in 2021, then dropped to 1,293 by 2024.

The pattern in the Capital Region reflects broader national trends, a surge in demand fueled by low interest rates and lifestyle shifts during the pandemic, followed by a slowdown in the market due to affordability pressures and rising interest rates that caused the housing market to slow in the years that followed.

SINGLE-FAMILY HOUSING PURCHASED BY COUNTY

Number of Single Family Homes Purchased



	2019	2020	2021	2022	2023	2024
Albany	2,673	2,787	3,026	2,674	2,162	2,218
Rensselaer	1,270	1,374	1,506	1,344	1,065	1,032
Saratoga	2,530	2,722	2,931	2,444	1,925	1,971
Schenectady	1,520	1,497	2,180	1,694	1,404	1,293

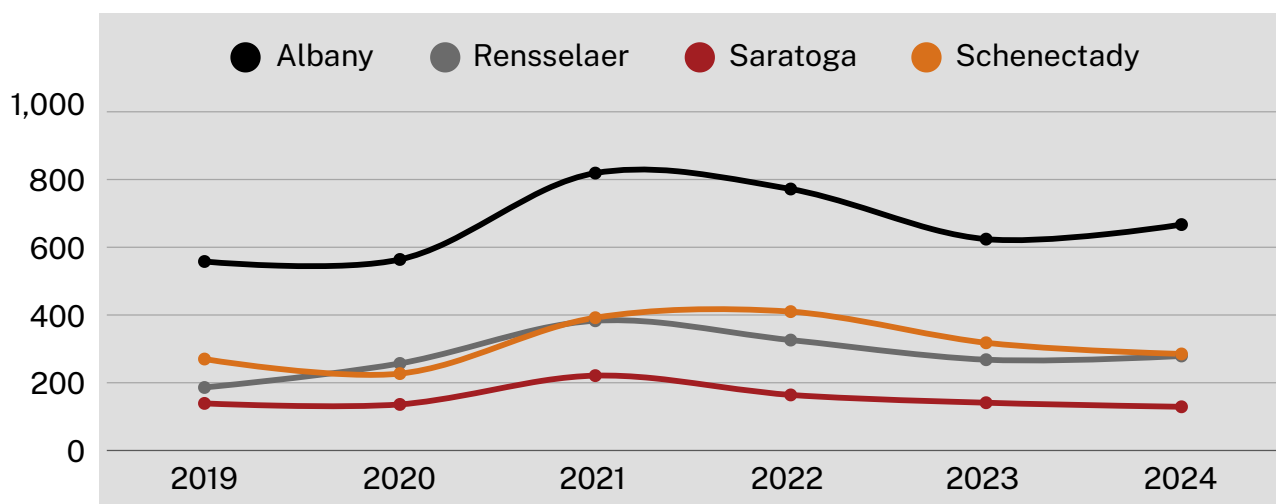
Source: NYS Department of Taxation and Finance

Note: Only property class codes 210 considered.

MISSING MIDDLE HOUSING PURCHASED BY COUNTY

A similar chart was created for the number of missing middle housing purchased in the Capital Region over the same time period. Missing middle sales, while a smaller segment of the market, reveal patterns that offer insight into investor activity and multi-family demand across the Capital Region. Like single-family homes, missing middle sales peaked in 2021, particularly in Albany County, which saw a surge from 564 sales in 2020 to 819 in 2021, a 45.2% increase. Other counties followed suit: Rensselaer jumped from 257 to 383 sales, Saratoga from 136 to 221, and Schenectady from 227 to 392. These peaks suggest heightened interest post pandemic, likely driven by low borrowing costs and rising rental demand. Since 2021, sales have gradually declined but remain above pre-pandemic levels in most counties. By 2024, Albany still led with 667 missing middle sales, followed by Schenectady (285), Rensselaer (279), and Saratoga (129). The relatively stronger presence of multi-family housing in Albany and Schenectady reflects their more urban housing stock and long-standing rental markets, compared to the predominantly single-family makeup of Saratoga County.

Number of Missing Middle Homes Purchased



	2019	2020	2021	2022	2023	2024
Albany	558	564	819	772	624	667
Rensselaer	186	257	383	326	268	279
Saratoga	139	136	221	164	141	129
Schenectady	270	227	392	410	318	285

Source: NYS Department of Taxation and Finance
Note: Only property class codes 215, 220, 230, and 281 considered.

OUT-OF-STATE BUYERS IN THE CAPITAL REGION

Most homebuyers in the Capital Region continue to relocate from within New York State, a pattern that has remained stable over the past five years. In 2024, 96% of all single-family home purchases and 91% of missing middle transactions were made by buyers already residing in New York, a slight dip from 97% and 93%, in 2023. It remains unclear whether this small decline signals the beginning of a broader shift toward a more geographically diverse pool of buyers or if it is simply a short-term anomaly.

Top 5 Locations of Out of State Home Buyers 2024



Single-Family Homes

1. **New Jersey (28)**
2. **Florida (27)**
3. **California (15)**
4. **Massachusetts (13)**
5. **Texas (13)**



Missing Middle Homes

1. **New Jersey (41)**
2. **Florida (24)**
3. **California (10)**
4. **Massachusetts (9)**
5. **Delaware (7)**

Among out-of-state buyers in 2024, the most common states of origin for single-family home purchases were New Jersey (28 buyers), Florida (27), California (15), Massachusetts (13), and Texas (13). Although these figures are small compared to the 6,283 buyers relocating from within New York, they suggest subtle shifts in migration patterns. For missing middle home purchases, New Jersey again led with 41 buyers, followed by Florida (24), California (10), Massachusetts (9), and Delaware (7). As with single-family homes, however, the overwhelming majority of missing middle buyers (1,235) already lived in New York, reaffirming the predominance of in-state movement within the Capital Region housing market.

TOTAL INVESTORS IN THE CAPITAL REGION

From 2019 to 2024, investor activity in the Capital Region housing market not only grew in volume but shifted in focus. Total investor purchases rose from 441 to 753 over the five-year period. In 2019, investors acquired 279 single-family homes and 162 missing middle properties. By 2024, that trend had reversed, with 393 missing middle purchases surpassing the 360 single-family acquisitions, highlighting a pivot toward small-scale multi-family housing. This trend points to a growing investor preference for small-scale multi-family housing, reflecting a shift away from traditional single-family investments in favor of housing types that may offer greater rental income potential and meet rising demand for more diverse housing options.

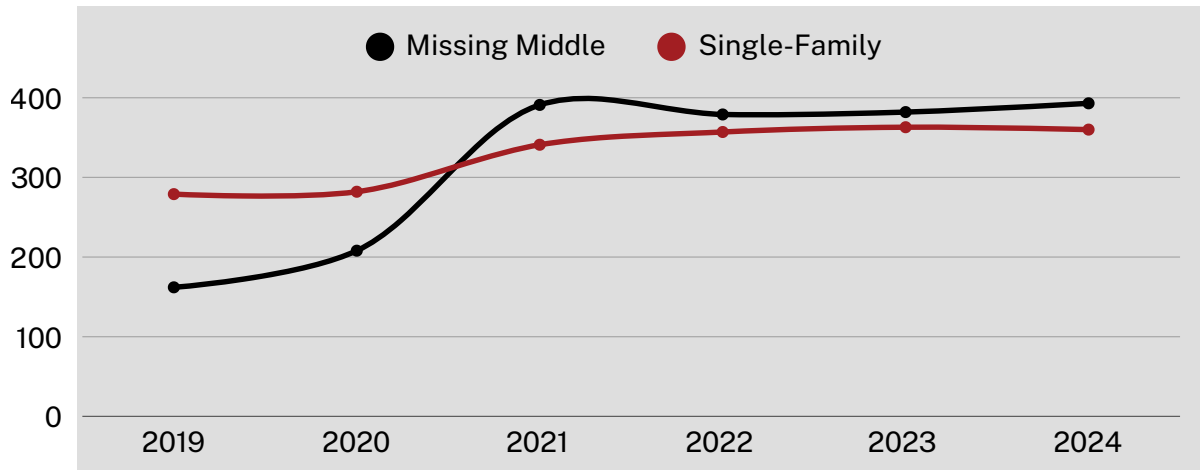
Investors also made up a notable share of the market. In 2024, they accounted for approximately 10% of all home sales in the Capital Region, down from 13% in 2023. Despite the slight decline, investors continue to play a significant role in shaping market dynamics.

Notably, investors also tend to spend significantly less than typical homebuyers. In 2024, the median sale price for investor-purchased single-family homes was \$175,000, nearly \$153,000 less than the \$327,631 median for non-investors. The same trend applies to missing middle housing, where investors paid a median of \$165,000 compared to \$250,000 for non-investors. This price gap reflects a focus on more affordable properties, likely with value-add potential or income-generating prospects.

Investor: For the purposes of this report, an investor is defined as a buyer listed under a legal entity such as a Limited Liability Company (LLC), Incorporated (INC), or Corporation (CORP). These designations typically indicate that the property was purchased for rental, resale, or other investment purposes rather than for owner-occupancy.

TOTAL INVESTORS IN THE CAPITAL REGION

Number of Missing Middle and Single-Family Homes Purchased By Investors in the Capital Region



Source: NYS Department of Taxation and Finance

Number of Single-Family Homes Purchased By Investors in the Capital Region

	2019	2020	2021	2022	2023	2024
Albany	116	117	135	152	157	152
Rensselaer	35	47	46	57	56	51
Saratoga	101	79	104	96	89	82
Schenectady	27	39	56	52	61	75

Source: NYS Department of Taxation and Finance

Note: Only property class codes 210 are considered. Villages are Excluded from Town.

Number of Missing Middle Homes Purchased By Investors in the Capital Region

	2019	2020	2021	2022	2023	2024
Albany	107	119	212	180	205	222
Rensselaer	26	45	92	87	88	87
Saratoga	13	23	39	40	35	25
Schenectady	16	21	48	72	54	59

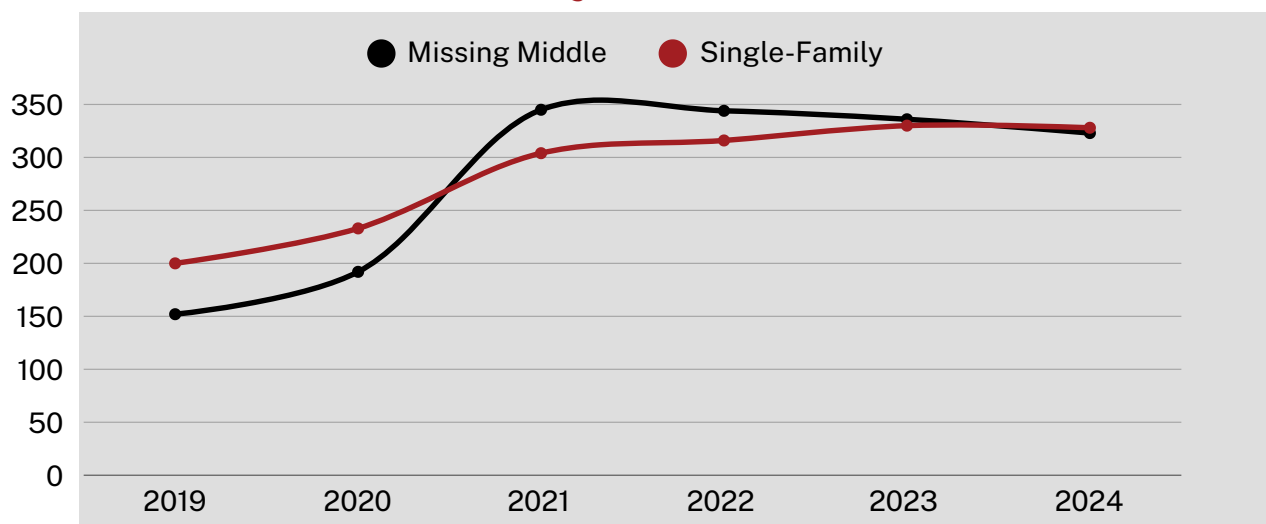
Source: NYS Department of Taxation and Finance

Note: Only property class codes 215, 220, 230, and 281 considered.

IN-STATE INVESTORS IN THE CAPITAL REGION

Between 2019 and 2024, investor interest in both single-family and missing middle properties grew across the Capital Region, but the trajectory of each type of housing differs. Single-family investor purchases rose from 200 in 2019 to 328 in 2024, with steady growth year over year. Meanwhile, missing middle investor purchases jumped more sharply early on, climbing from 152 in 2019 to a peak of 345 in 2021, before settling slightly lower than single-family purchases at 323 in 2024. By 2024, investor activity was nearly evenly split between the two housing types, compared to 2019 when single-family homes dominated.

Number of Missing Middle and Single-Family Homes Purchased By In-State Investors



Source: NYS Department of Taxation and Finance

IN-STATE INVESTORS IN THE CAPITAL REGION

Number of Single-Family Homes Purchased By In-State Investors in the Capital Region

	2019	2020	2021	2022	2023	2024
Albany	95	97	125	133	147	136
Rensselaer	32	39	40	52	52	49
Saratoga	53	65	88	82	75	72
Schenectady	20	32	51	49	56	71

Source: NYS Department of Taxation and Finance
Note: Only property class codes 210 are considered. Villages are Excluded from Town.

Number of Missing Middle Homes Purchased By In-State Investors in the Capital Region

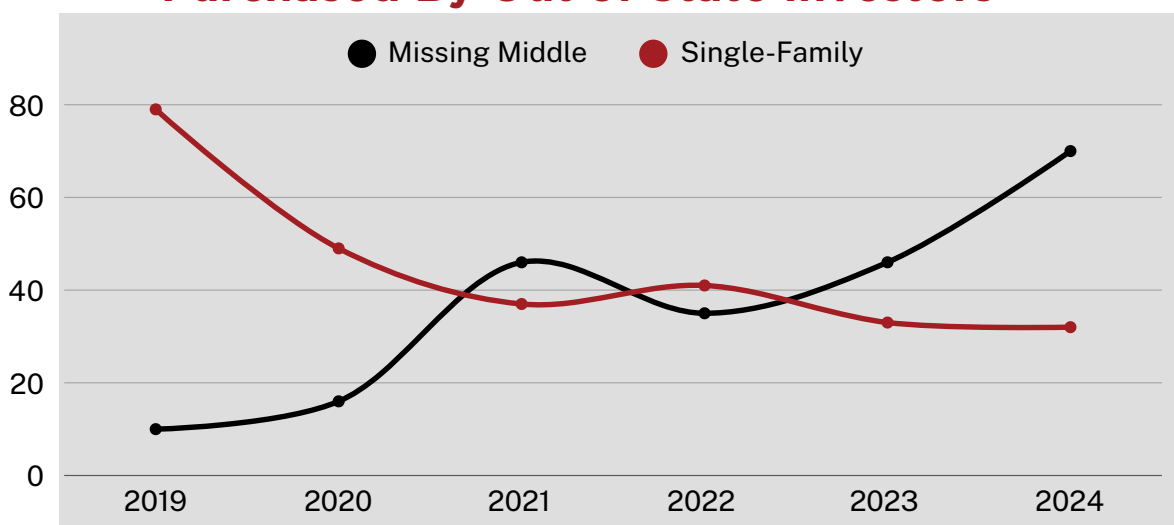
	2019	2020	2021	2022	2023	2024
Albany	98	114	182	161	186	178
Rensselaer	26	42	82	80	71	67
Saratoga	12	19	39	36	33	24
Schenectady	16	17	42	67	46	54

Source: NYS Department of Taxation and Finance
Note: Only property class codes 215, 220, 230, and 281 considered.

OUT-OF-STATE INVESTORS IN THE CAPITAL REGION

Between 2019 and 2021, the Capital Region experienced a decrease in out-of-state investors for single-family homes and an increase in out-of-state investors for missing middle homes. Investor purchases of single-family homes have generally declined over time, dropping from a peak of 79 in 2019 to just 32 in 2024. The decline in single-family investment was most notable in Saratoga County, where investor purchases fell from 48 in 2019 to 10 in 2024. In contrast, sales of missing middle properties, have increased substantially, rising from just 10 sales region-wide in 2019 to 70 in 2024. Albany County led this growth, accounting for over 60% of regional missing middle investment property sales in 2024, with Rensselaer County second accounting for 29% of missing middle property sales. These trends suggest a regional shift away from investor-driven single-family acquisitions and toward missing middle housing types for out of state investors.

Number of Missing Middle and Single-Family Homes Purchased By Out of State Investors



Source: NYS Department of Taxation and Finance

OUT-OF-STATE INVESTORS IN THE CAPITAL REGION

Number of Single-Family Homes Purchased By Out-of-State Investors in the Capital Region

	2019	2020	2021	2022	2023	2024
Albany	21	20	10	19	10	16
Rensselaer	3	8	6	5	4	2
Saratoga	48	14	16	14	14	10
Schenectady	7	7	5	3	5	4

Source: NYS Department of Taxation and Finance
Note: Only property class codes 210 are considered. Villages are Excluded from Town.

Number of Missing Middle Homes Purchased By Out-of-State Investors in the Capital Region

	2019	2020	2021	2022	2023	2024
Albany	9	5	30	19	19	44
Rensselaer	0	3	10	7	17	20
Saratoga	1	4	0	4	2	1
Schenectady	0	4	6	5	8	5

Source: NYS Department of Taxation and Finance
Note: Only property class codes 215, 220, 230, and 281 considered.

A CLOSER LOOK AT HOUSING IN THE CAPITAL REGION: SINGLE-FAMILY ONLY

In 2024, the Town of Colonie saw the highest number of single-family home purchases in Albany County, accounting for 33% of all such transactions. The City of Albany followed with 545 single-family homes sold, making up 25% of the county's total. Bethlehem ranked third with 282 homes purchased (13%), and Guilderland came in fourth with 255 homes (12%). The five municipalities with the highest home prices in Albany County were Bethlehem (\$415,000), New Scotland (\$384,000), Guilderland (\$374,900), Voorheesville (\$360,000), and Colonie (\$350,000).

Albany County						
Municipality	2023 Units Sold	2024 Units Sold	% Change Units Sold	2023 Median Sale Price	2024 Median Sale Price	% Change Median Sale Price
County Total	2162	2218	3%	\$305,245.09	\$320,000	5%
Albany	504	545	8%	\$257,373.60	\$260,000	1%
Altamont	7	17	143%	\$396,355.34	\$325,000	-18%
Berne	23	21	-9%	\$283,110.96	\$300,000	6%
Bethlehem	290	282	-3%	\$386,060.40	\$415,000	7%
Coeymans	17	18	6%	\$252,226.13	\$231,000	-8%
Cohoes	82	80	-2%	\$244,453.44	\$258,000	6%
Colonie	771	738	-4%	\$329,335.26	\$350,000	6%
Green Island	9	12	33%	\$154,424.16	\$227,250	47%
Guilderland	259	255	-2%	\$329,438.21	\$374,900	14%
Knox	11	17	55%	\$384,001.41	\$288,750	-25%
Menands	30	33	10%	\$381,427.67	\$336,000	-12%
New Scotland	37	47	27%	\$375,765.45	\$384,000	2%
Ravena	18	24	33%	\$198,177.67	\$215,000	8%
Rensselaerville	19	26	37%	\$267,668.54	\$250,000	-7%
Voorheesville	17	29	71%	\$353,116.58	\$360,000	2%
Watervliet	48	46	-4%	\$187,882.73	\$214,000	14%
Westerlo	20	28	40%	\$195,089.19	\$280,500	44%

Source: NYS Department of Taxation and Finance

Note: Only property class codes 210 are considered. Villages are Excluded from Town.

A CLOSER LOOK AT HOUSING IN THE CAPITAL REGION: SINGLE-FAMILY ONLY

In 2024, the City of Troy saw the highest number of single-family home purchases in Rensselaer County, accounting for 19% of all such transactions. The Town of East Greenbush followed with 180 single-family homes sold, making up 17% of the county's total. The Town of North Greenbush ranked third with 102 homes purchased (10%), and Brunswick came in fourth with 98 homes (9%). The five municipalities with the highest home prices in Rensselaer County were Poestenkill (\$385,000), Sand Lake (\$375,000), Schodack (\$359,500), North Greenbush (\$321,250), and Brunswick (\$320,000).

Rensselaer County						
Municipality	2023 Units Sold	2024 Units Sold	% Change Units Sold	2023 Median Sale Price	2024 Median Sale Price	% Change Median Sale Price
County Total	1,065	1,032	-3%	\$267,668.54	\$275,250	3%
Berlin	16	10	-38%	\$206,073.89	\$242,750	18%
Brunswick	103	98	-5%	\$288,258.43	\$320,000	11%
Castleton-On-Hudson	10	9	-10%	\$272,816.01	\$282,500	4%
East Greenbush	147	180	22%	\$293,405.90	\$303,003	3%
East Nassau	6	5	-17%	\$73,608.85	\$182,000	147%
Grafton	19	16	-16%	\$289,287.92	\$252,250	-13%
Hoosick	27	19	-30%	\$238,842.70	\$267,800	12%
Hoosick Falls	17	30	76%	\$184,505.98	\$164,650	-11%
Nassau	33	21	-36%	\$205,898.88	\$250,000	21%
North Greenbush	123	102	-17%	\$303,700.85	\$321,250	6%
Petersburgh	12	14	17%	\$154,424.16	\$235,950	53%
Pittstown	46	41	-11%	\$255,829.36	\$293,000	15%
Poestenkill	30	21	-30%	\$267,668.54	\$385,000	44%
Rensselaer	49	55	12%	\$230,606.74	\$235,000	2%
Sand Lake	69	69	0%	\$362,382.03	\$375,000	3%
Schaghticoke	54	43	-20%	\$246,203.58	\$275,000	12%
Schodack	89	86	-3%	\$355,175.56	\$359,500	1%
Stephentown	16	20	25%	\$300,354.99	\$274,250	-9%
Troy	196	191	-3%	\$213,877.46	\$242,000	13%
Valley Falls	3	2	-33%	\$190,971.21	\$107,750	-44%

Source: NYS Department of Taxation and Finance

Note: Only property class codes 210 are considered. Villages are Excluded from Town.

A CLOSER LOOK AT HOUSING IN THE CAPITAL REGION : SINGLE-FAMILY ONLY

In 2024, the Town of Clifton Park saw the highest number of single-family home purchases in Saratoga County, accounting for 17% of all such transactions. The Town of Halfmoon followed with 180 single-family homes sold, making up 9% of the county's total. Malta ranked third with 143 homes purchased (7%). The five municipalities with the highest home prices in Saratoga County were Saratoga Springs (\$600,000), the Town of Saratoga (\$500,000), Wilton (\$480,500), the Town of Halfmoon (\$465,000), and Clifton Park (\$445,005).

Saratoga County						
Municipality	2023 Units Sold	2024 Units Sold	% Change Units Sold	2023 Average Sale Price	2024 Average Sale Price	% Change Average Sale Price
County Total	1,925	1,971	2%	\$406,650.28	\$415,000	2%
Ballston	106	96	-9%	\$429,813.91	\$437,500	2%
Ballston Spa	40	35	-13%	\$292,839.68	\$311,000	6%
Charlton	44	44	0%	\$320,172.76	\$410,000	28%
Clifton Park	313	339	8%	\$445,771.07	\$445,005	0%
Corinth	52	44	-15%	\$236,783.71	\$248,500	5%
Day	22	14	-36%	\$308,847.80	\$135,750	-56%
Edinburg	20	17	-15%	\$370,051.76	\$375,000	1%
Galway	34	44	29%	\$365,470.51	\$300,080	-18%
Greenfield	55	63	15%	\$355,175.56	\$390,000	10%
Hadley	18	25	39%	\$254,027.23	\$290,000	14%
Halfmoon	189	180	-5%	\$447,830.06	\$465,000	4%
Malta	122	143	17%	\$409,224.02	\$430,000	5%
Mechanicville	20	26	30%	\$206,974.70	\$248,450	20%
Milton	112	121	8%	\$364,029.22	\$375,000	3%
Moreau	70	73	4%	\$331,497.19	\$350,000	6%
Northumberland	38	40	5%	\$315,823.14	\$347,450	10%
Providence	12	11	-8%	\$303,700.85	\$319,999	5%
Round Lake	13	11	-15%	\$416,945.23	\$350,000	-16%
Saratoga	30	39	30%	\$514,695.72	\$500,000	-3%
Saratoga Springs	149	137	-8%	\$522,468.40	\$600,000	15%
Schuylerville	10	6	-40%	\$242,098.47	\$250,000	3%
South Glens Falls	40	37	-8%	\$238,070.58	\$245,000	3%
Stillwater	80	110	38%	\$399,443.82	\$420,000	5%
Victory	5	4	-20%	\$175,014.05	\$227,500	30%
Waterford	46	56	22%	\$263,550.56	\$320,000	21%
Wilton	137	121	-12%	\$447,830.06	\$480,500	7%

Source: NYS Department of Taxation and Finance

Note: Only properties with property class code 210 are included; villages are excluded from towns, and due to missing municipality data, Saratoga County's totals may not match exactly.

A CLOSER LOOK AT HOUSING IN THE CAPITAL REGION : SINGLE-FAMILY ONLY

In 2024, the City of Schenectady saw the highest number of single-family home purchases in Schenectady County, accounting for 34% of all such transactions. The Town of Rotterdam followed with 281 single-family homes sold, making up 22% of the county's total. Glenville and Niskayuna ranked third with 207 homes purchased (16%). The five municipalities with the highest home prices in Schenectady County were Niskayuna (\$399,000), Glenville (\$320,00), Duanesburg (\$315,00), Princetown (\$275,000), and Rotterdam (\$263,000).

Schenectady County						
Municipality	2023 Units Sold	2024 Units Sold	% Change Units Sold	2023 Average Sale Price	2024 Average Sale Price	% Change Average Sale Price
County Total	1,404	1,293	-8%	\$249,395.02	\$266,000	7%
Delanson	4	5	25%	\$224,120.93	\$256,000	14%
Duanesburg	46	53	15%	\$260,976.83	\$315,000	21%
Glenville	216	207	-4%	\$313,995.79	\$320,000	2%
Niskayuna	232	207	-11%	\$377,309.69	\$399,000	6%
Princetown	16	17	6%	\$409,738.77	\$275,000	-33%
Rotterdam	332	281	-15%	\$250,681.88	\$263,000	5%
Schenectady	456	434	-5%	\$196,401.79	\$204,500	4%
Scotia	102	89	-13%	\$213,105.34	\$227,400	7%

Source: NYS Department of Taxation and Finance

Note: Only property class codes 210 are considered. Villages are Excluded from Town.

CAPITAL DISTRICT REGIONAL PLANNING COMMISSION

The Capital District Regional Planning Commission (CDRPC) is a regional planning and resource center serving the upstate New York counties of Albany, Rensselaer, Saratoga, and Schenectady. CDRPC objectively analyzes data, trends, opportunities, and challenges relevant to the Region's economic development and planning communities.

CDRPC serves the best interests of both the public and private sectors by promoting intergovernmental cooperation; communicating, collaborating, and facilitating regional initiatives; and sharing information and fostering dialog on solutions to regional problems. Our organization provides added capacity to local municipalities through its regional coordination programs. By partnering with CDRPC, local municipalities can leverage the expertise of a full-time professional planning staff with significant network resources to provide added benefit to the work regularly performed in the Region.

PURPOSE

CDRPC was established in 1967 as a regional planning board by a cooperative agreement among the counties of Albany, Rensselaer, Saratoga, and Schenectady. Its original purpose was to perform and support comprehensive planning work, including surveys, planning services, technical services, and formulating plans and policies to promote sound and coordinated development of the entire Region.

CDRPC PROGRAMS

