

Local Market Update – July 2024

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



Albany County

+ 8.8%

Change in
New Listings

+ 19.0%

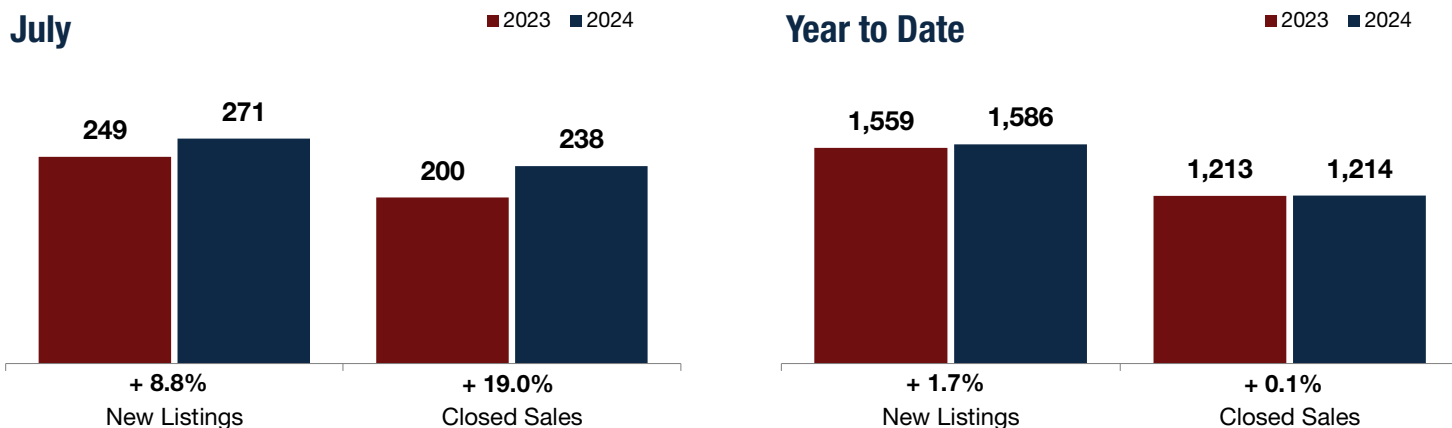
Change in
Closed Sales

+ 8.8%

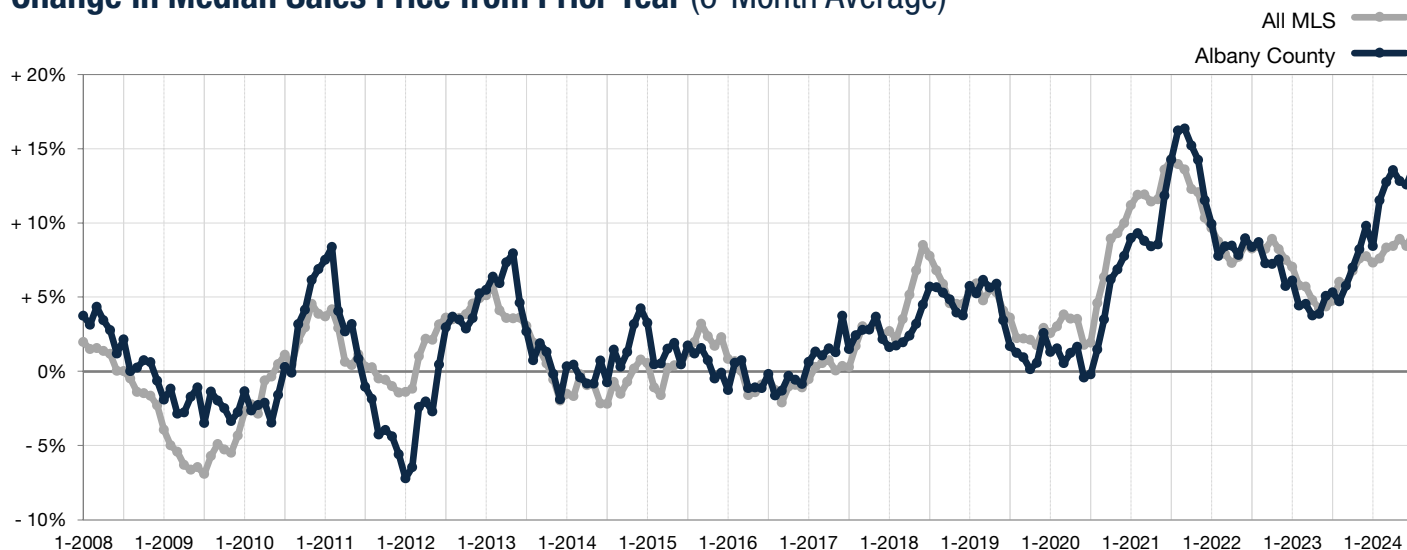
Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	249	271	+ 8.8%	1,559	1,586	+ 1.7%
Closed Sales	200	238	+ 19.0%	1,213	1,214	+ 0.1%
Median Sales Price*	\$324,000	\$352,500	+ 8.8%	\$295,000	\$330,000	+ 11.9%
Percent of Original List Price Received*	103.8%	103.6%	- 0.2%	101.4%	102.0%	+ 0.6%
Days on Market Until Sale	20	21	+ 7.1%	23	24	+ 3.6%
Inventory of Homes for Sale	275	290	+ 5.5%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 6.7%	--	--	--

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



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.