

Local Market Update – August 2024

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



- 8.9%

Change in
New Listings

- 19.8%

Change in
Closed Sales

+ 7.1%

Change in
Median Sales Price

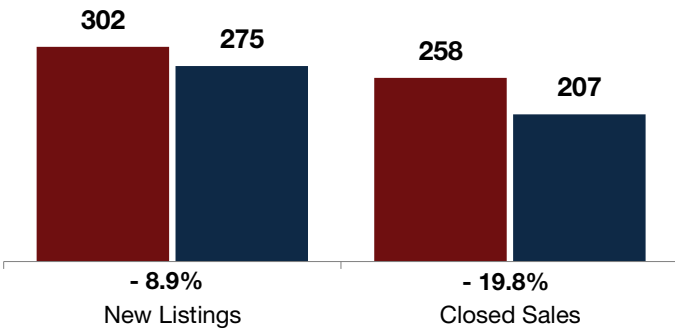
Albany County

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	302	275	- 8.9%	1,861	1,863	+ 0.1%
Closed Sales	258	207	- 19.8%	1,471	1,431	- 2.7%
Median Sales Price*	\$325,000	\$348,000	+ 7.1%	\$300,000	\$333,000	+ 11.0%
Percent of Original List Price Received*	104.4%	102.7%	- 1.6%	101.9%	102.1%	+ 0.1%
Days on Market Until Sale	16	18	+ 11.2%	22	23	+ 5.5%
Inventory of Homes for Sale	322	271	- 15.8%	--	--	--
Months Supply of Inventory	1.7	1.4	- 18.2%	--	--	--

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

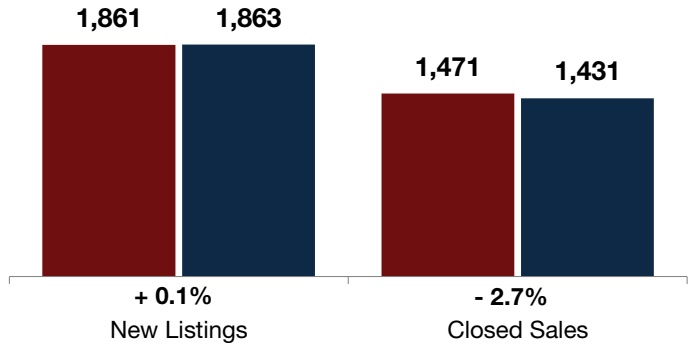
August

■ 2023 ■ 2024

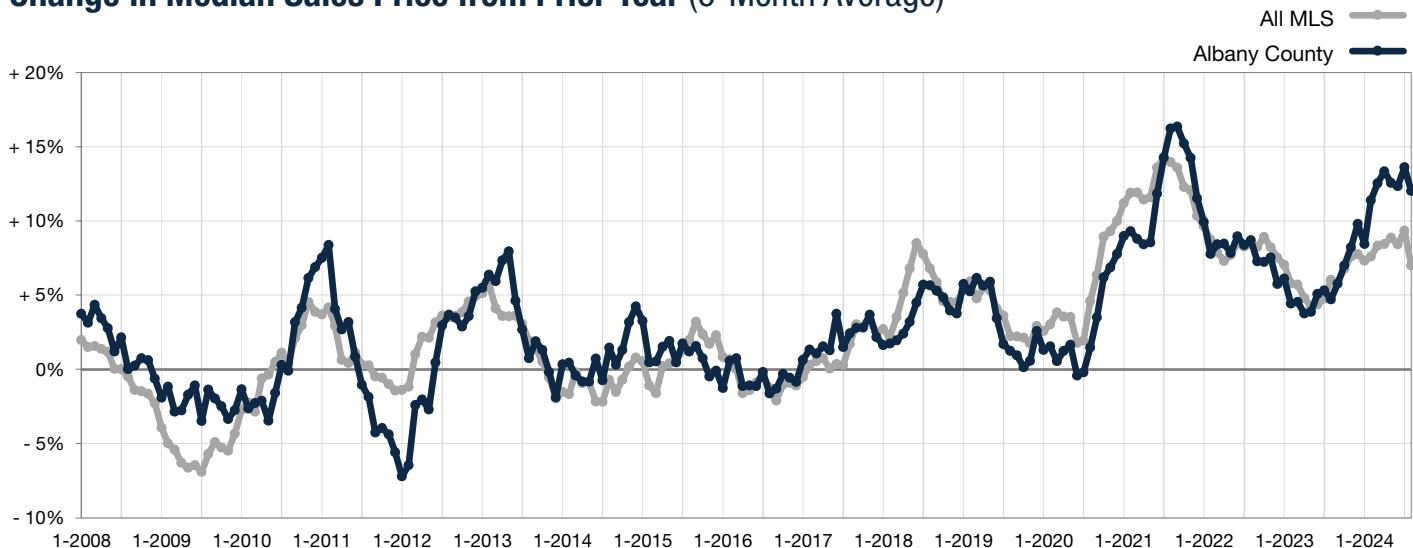


Year to Date

■ 2023 ■ 2024



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.