

Local Market Update – January 2024

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



- 9.4%

- 29.6%

+ 7.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

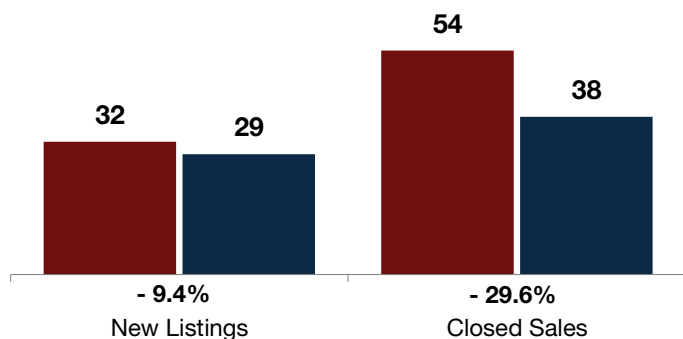
City of Albany

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	29	- 9.4%	32	29	- 9.4%
Closed Sales	54	38	- 29.6%	54	38	- 29.6%
Median Sales Price*	\$230,000	\$246,000	+ 7.0%	\$230,000	\$246,000	+ 7.0%
Percent of Original List Price Received*	97.2%	99.9%	+ 2.8%	97.2%	99.9%	+ 2.8%
Days on Market Until Sale	22	20	- 9.3%	22	20	- 9.3%
Inventory of Homes for Sale	52	48	- 7.7%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 19.1%	--	--	--

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

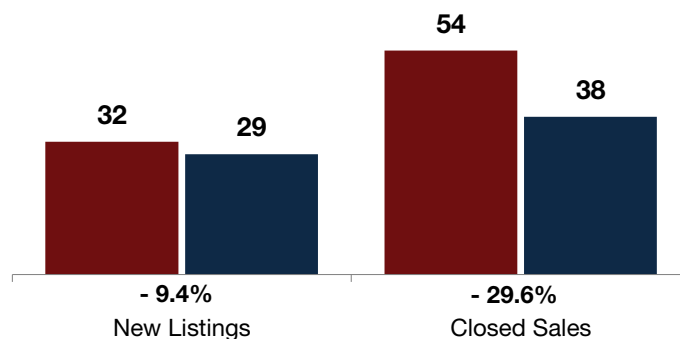
January

■ 2023 ■ 2024

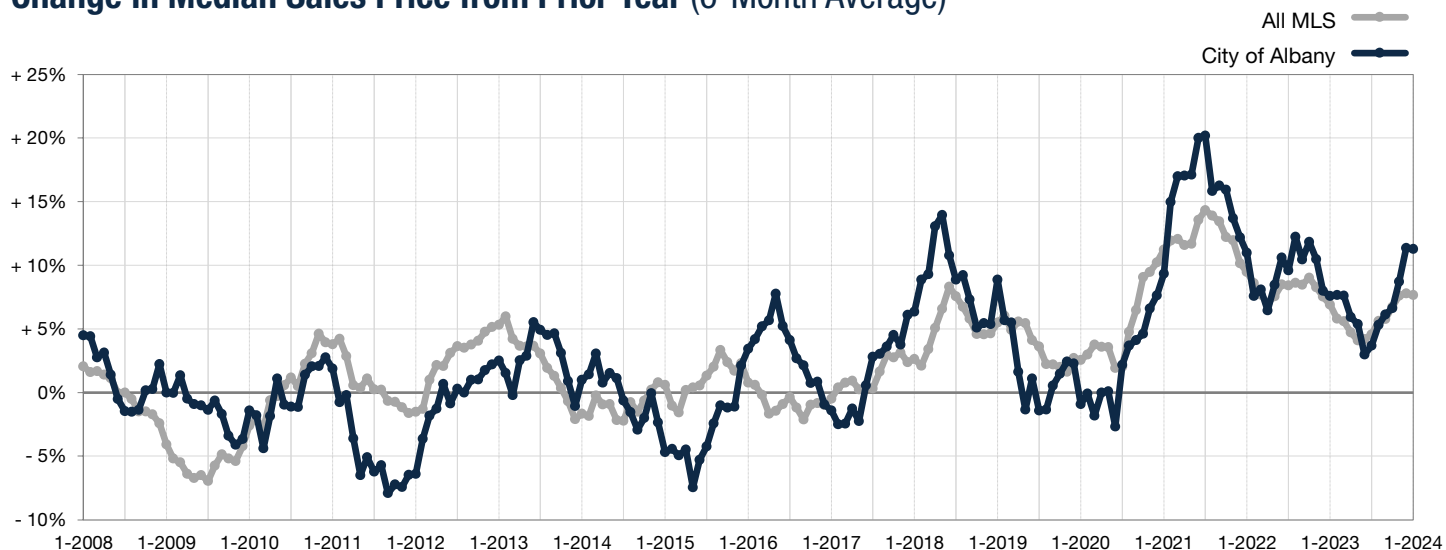


Year to Date

■ 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.