

Local Market Update – February 2024

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



- 60.0%

+ 34.6%

+ 5.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

February

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	55	22	- 60.0%	87	51	- 41.4%
Closed Sales	26	35	+ 34.6%	80	76	- 5.0%
Median Sales Price*	\$223,750	\$234,900	+ 5.0%	\$229,500	\$245,000	+ 6.8%
Percent of Original List Price Received*	100.2%	98.1%	- 2.1%	98.2%	99.0%	+ 0.9%
Days on Market Until Sale	27	44	+ 64.0%	24	31	+ 30.3%
Inventory of Homes for Sale	53	44	- 17.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 10.5%	--	--	--

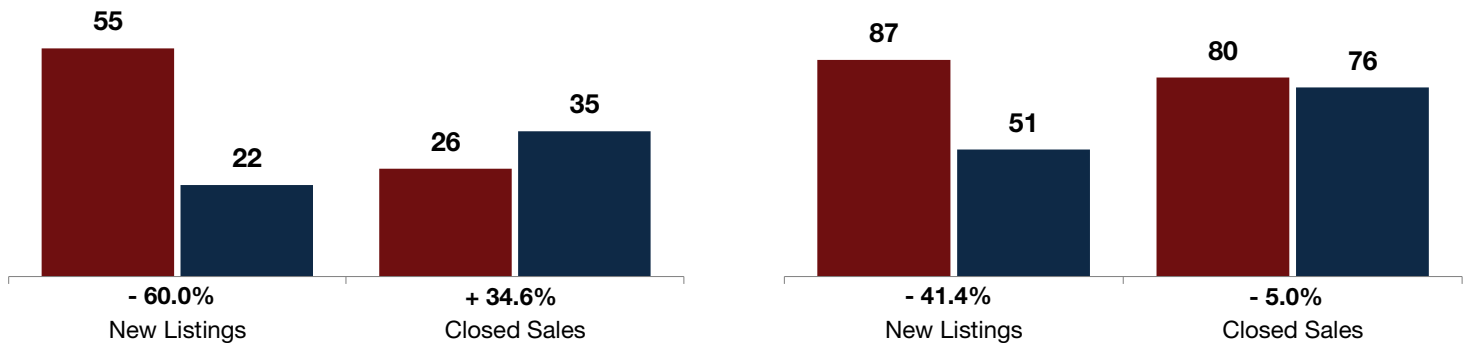
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

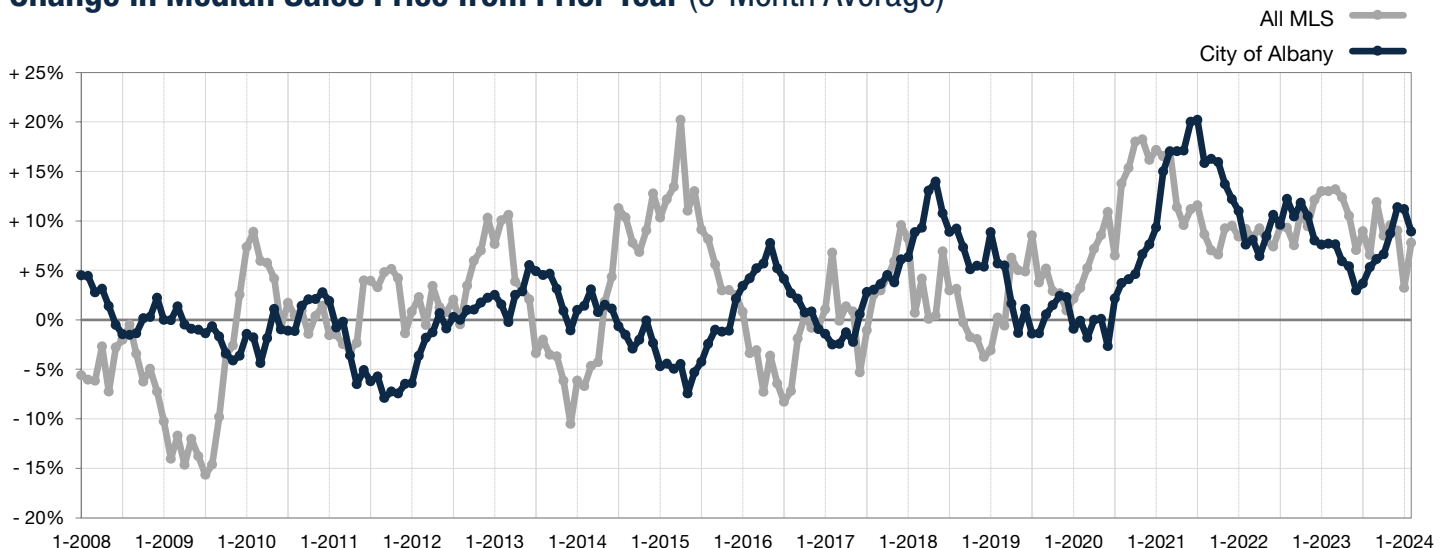
■ 2023 ■ 2024

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.