

Local Market Update – March 2024

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



- 22.1%

- 22.2%

- 10.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	68	53	- 22.1%	155	102	- 34.2%
Closed Sales	45	35	- 22.2%	125	112	- 10.4%
Median Sales Price*	\$240,000	\$215,000	- 10.4%	\$229,750	\$235,000	+ 2.3%
Percent of Original List Price Received*	96.9%	99.1%	+ 2.3%	97.7%	99.0%	+ 1.3%
Days on Market Until Sale	36	29	- 19.1%	28	31	+ 9.6%
Inventory of Homes for Sale	61	45	- 26.2%	--	--	--
Months Supply of Inventory	1.0	1.0	- 2.3%	--	--	--

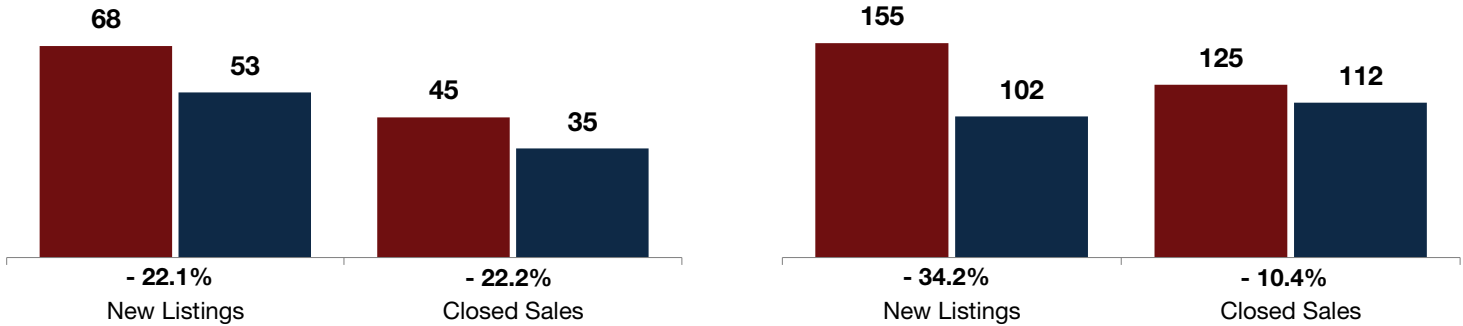
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

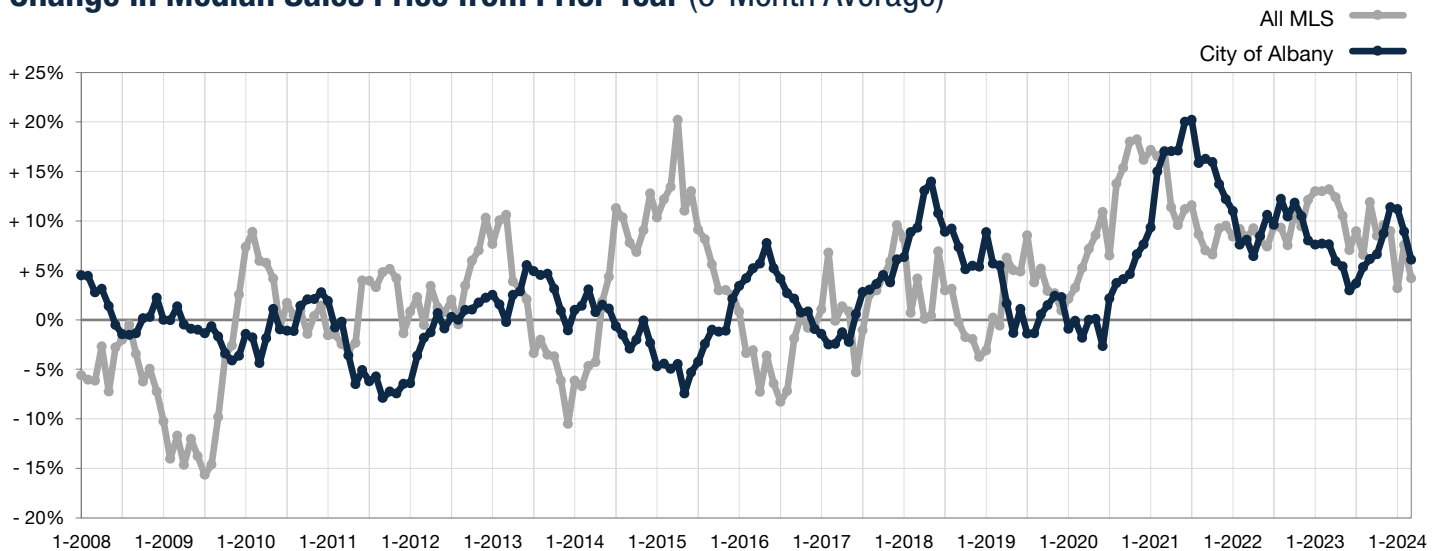
■ 2023 ■ 2024

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.