

Local Market Update – April 2024

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



+ 8.2%

- 36.4%

+ 25.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	53	+ 8.2%	204	154	- 24.5%
Closed Sales	44	28	- 36.4%	169	143	- 15.4%
Median Sales Price*	\$215,500	\$270,705	+ 25.6%	\$225,500	\$242,650	+ 7.6%
Percent of Original List Price Received*	99.7%	101.0%	+ 1.3%	98.2%	99.3%	+ 1.1%
Days on Market Until Sale	25	35	+ 41.4%	27	32	+ 18.1%
Inventory of Homes for Sale	50	49	- 2.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 27.9%	--	--	--

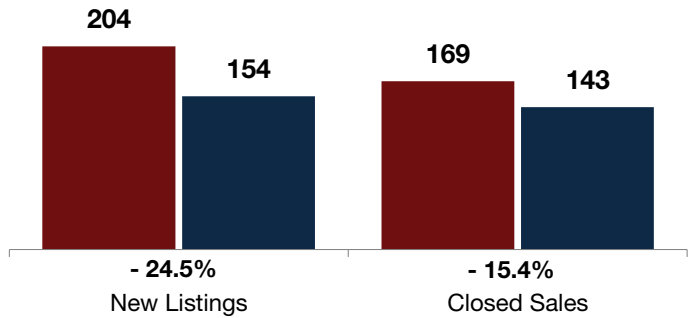
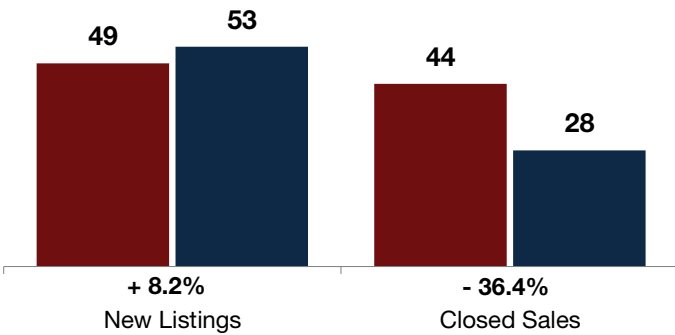
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.