

Local Market Update – May 2024

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



+ 25.0%

Change in
New Listings

+ 8.0%

Change in
Closed Sales

+ 18.1%

Change in
Median Sales Price

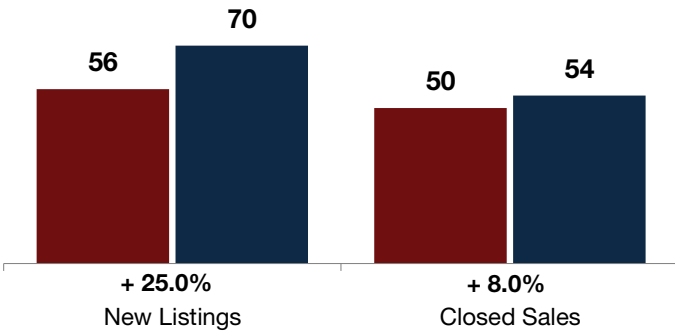
City of Albany

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	56	70	+ 25.0%	260	227	- 12.7%
Closed Sales	50	54	+ 8.0%	219	197	- 10.0%
Median Sales Price*	\$254,000	\$300,000	+ 18.1%	\$230,000	\$259,500	+ 12.8%
Percent of Original List Price Received*	103.3%	101.2%	- 2.0%	99.4%	99.8%	+ 0.5%
Days on Market Until Sale	28	27	- 2.7%	27	31	+ 12.4%
Inventory of Homes for Sale	44	51	+ 15.9%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 41.5%	--	--	--

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

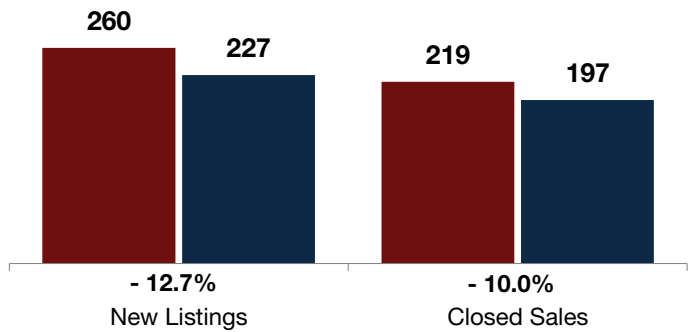
May

■ 2023 ■ 2024

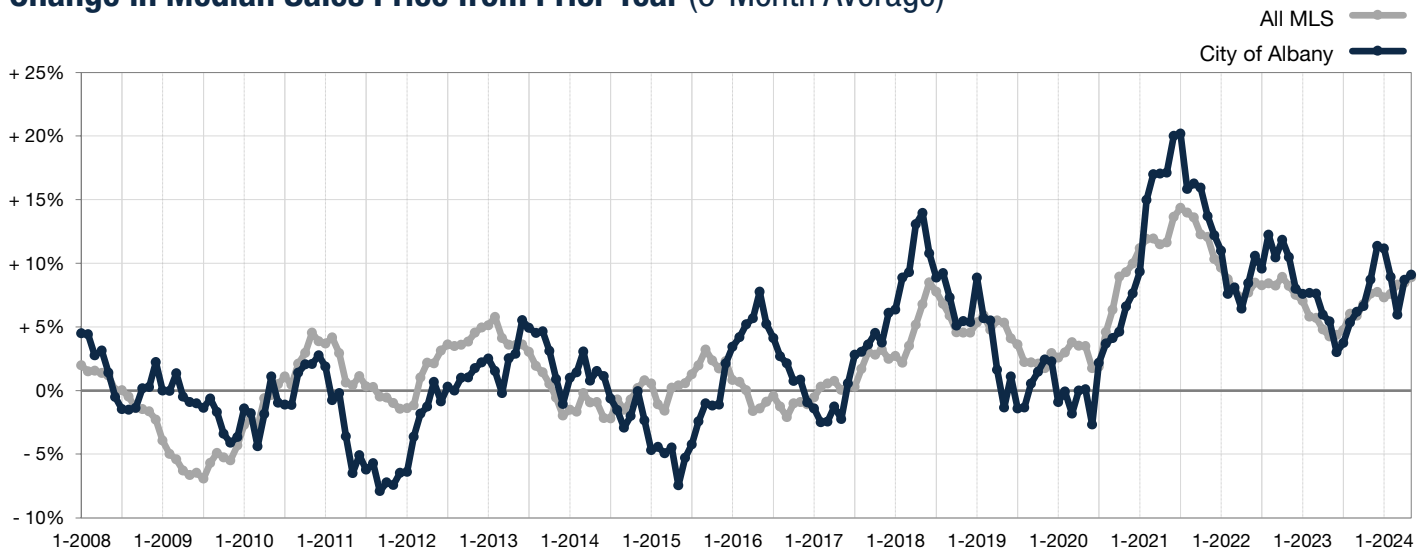


Year to Date

■ 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.