

# Local Market Update – June 2024

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



**- 8.1%**

Change in  
New Listings

**- 2.1%**

Change in  
Closed Sales

**+ 21.5%**

Change in  
Median Sales Price

## City of Albany

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	62	57	- 8.1%	322	287	- 10.9%
Closed Sales	47	46	- 2.1%	266	244	- 8.3%
Median Sales Price*	\$250,000	<b>\$303,800</b>	+ 21.5%	\$235,000	<b>\$260,000</b>	+ 10.6%
Percent of Original List Price Received*	106.3%	<b>106.1%</b>	- 0.2%	100.6%	<b>101.0%</b>	+ 0.4%
Days on Market Until Sale	12	<b>11</b>	- 6.8%	25	<b>27</b>	+ 9.5%
Inventory of Homes for Sale	53	<b>50</b>	- 5.7%	--	--	--
Months Supply of Inventory	1.0	<b>1.1</b>	+ 7.8%	--	--	--

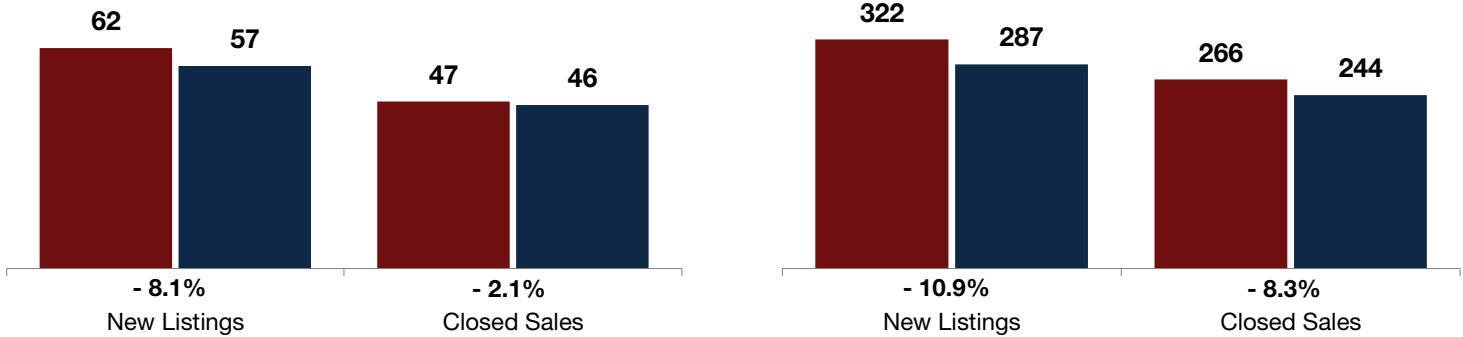
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

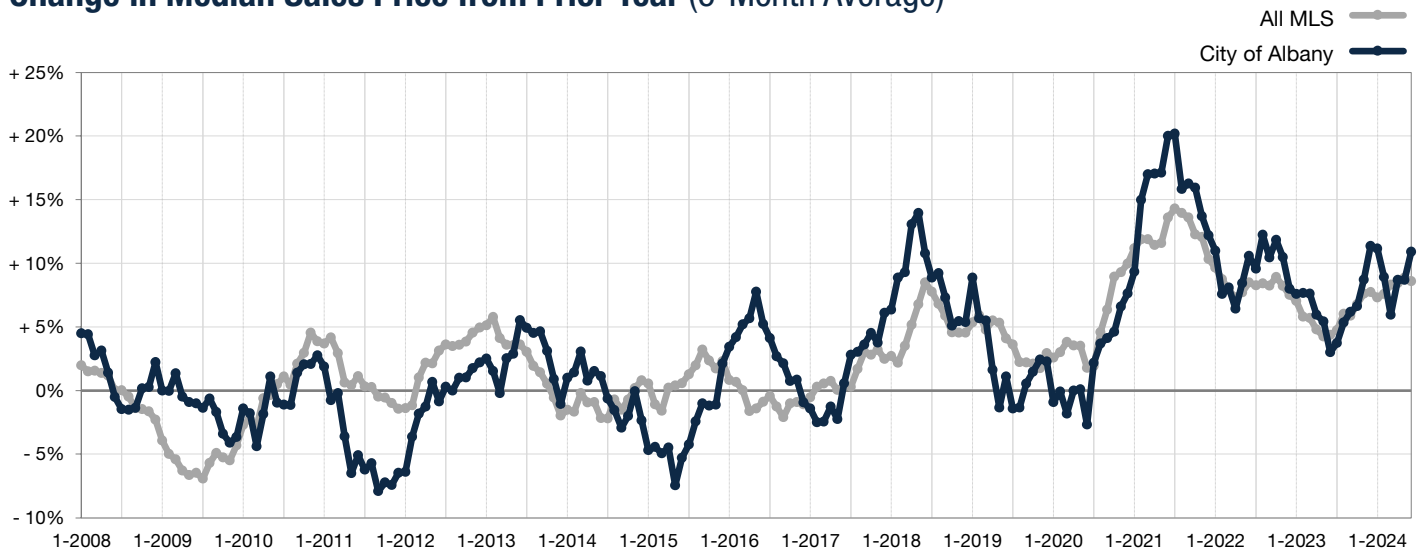
■ 2023 ■ 2024

### 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.