

Local Market Update – July 2024

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



+ 26.5%

Change in
New Listings

+ 6.3%

Change in
Closed Sales

+ 10.4%

Change in
Median Sales Price

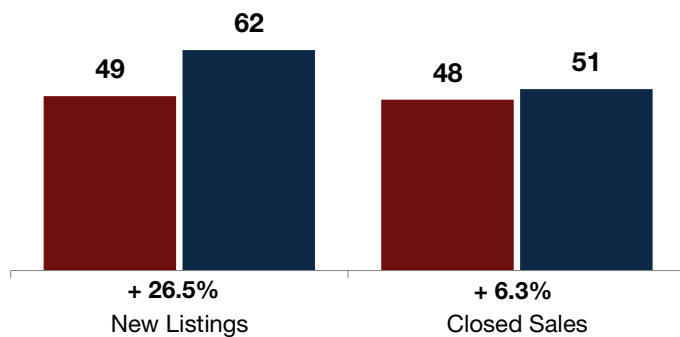
City of Albany

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	49	62	+ 26.5%	371	347	- 6.5%
Closed Sales	48	51	+ 6.3%	314	296	- 5.7%
Median Sales Price*	\$265,500	\$293,002	+ 10.4%	\$245,000	\$265,000	+ 8.2%
Percent of Original List Price Received*	103.9%	102.4%	- 1.4%	101.1%	101.3%	+ 0.2%
Days on Market Until Sale	23	32	+ 42.3%	24	28	+ 14.3%
Inventory of Homes for Sale	52	57	+ 9.6%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 19.5%	--	--	--

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

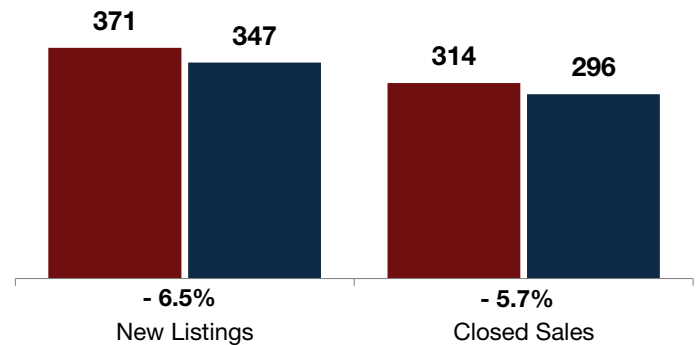
July

■ 2023 ■ 2024

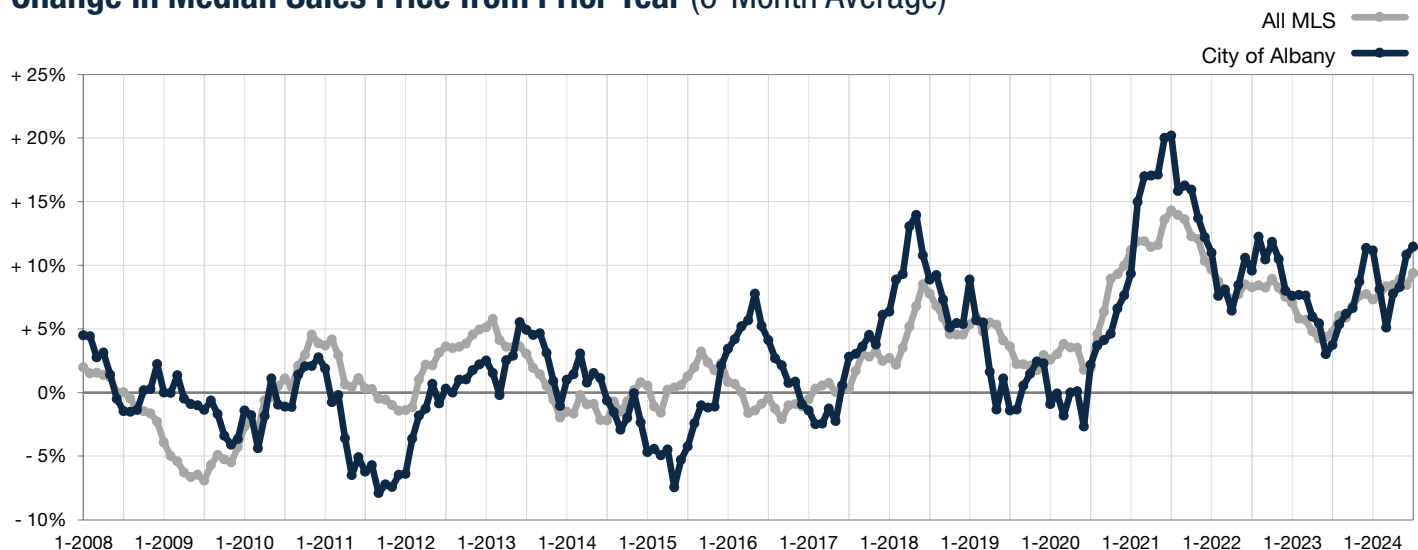


Year to Date

■ 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.