

Local Market Update – August 2024

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



- 21.7%

- 22.4%

- 6.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

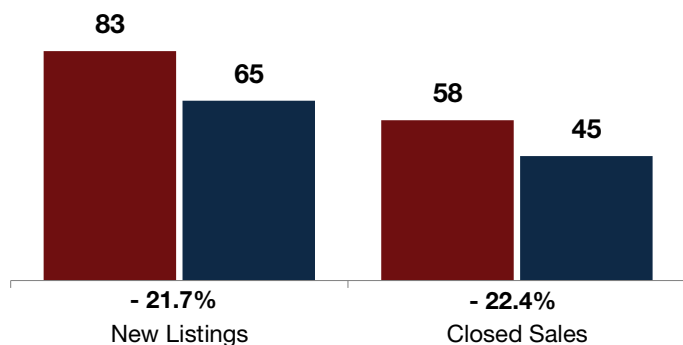
City of Albany

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	83	65	- 21.7%	454	414	- 8.8%
Closed Sales	58	45	- 22.4%	372	343	- 7.8%
Median Sales Price*	\$289,950	\$269,900	- 6.9%	\$250,000	\$265,000	+ 6.0%
Percent of Original List Price Received*	105.6%	102.4%	- 3.0%	101.8%	101.4%	- 0.4%
Days on Market Until Sale	14	16	+ 11.5%	23	26	+ 15.5%
Inventory of Homes for Sale	75	75	0.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.1%	--	--	--

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

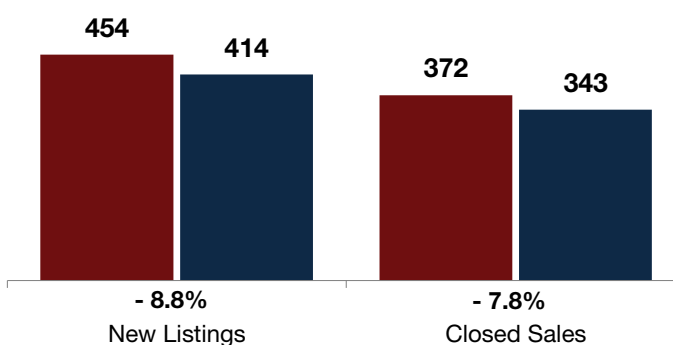
August

■ 2023 ■ 2024

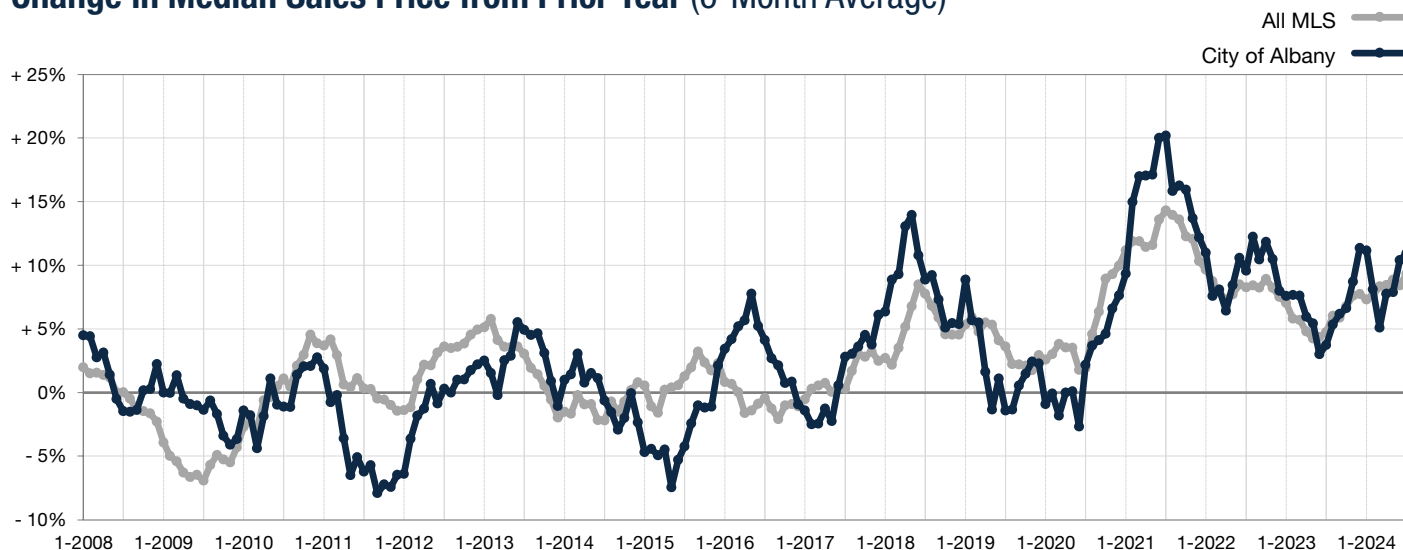


Year to Date

■ 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.