

# Local Market Update – September 2024

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



**+ 23.3%**

**- 16.3%**

**+ 1.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

### September

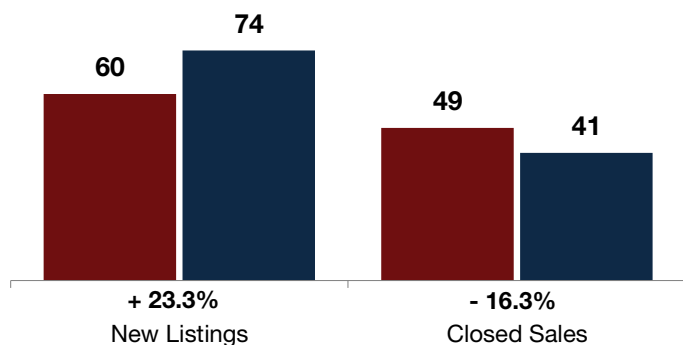
### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	60	74	+ 23.3%	514	487	- 5.3%
Closed Sales	49	41	- 16.3%	421	386	- 8.3%
Median Sales Price*	\$260,000	\$265,000	+ 1.9%	\$250,000	\$265,000	+ 6.0%
Percent of Original List Price Received*	104.8%	101.4%	- 3.2%	102.1%	101.3%	- 0.8%
Days on Market Until Sale	15	12	- 20.1%	22	25	+ 13.4%
Inventory of Homes for Sale	78	82	+ 5.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 8.5%	--	--	--

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

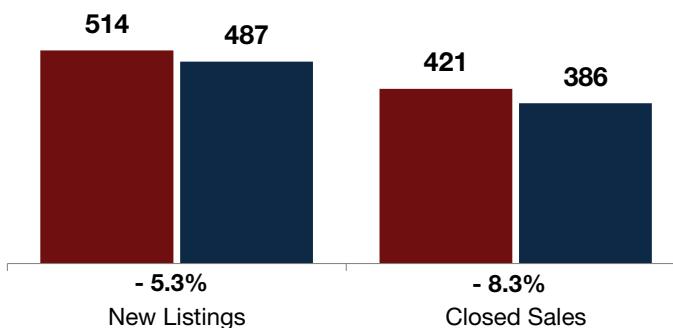
### September

■ 2023 ■ 2024

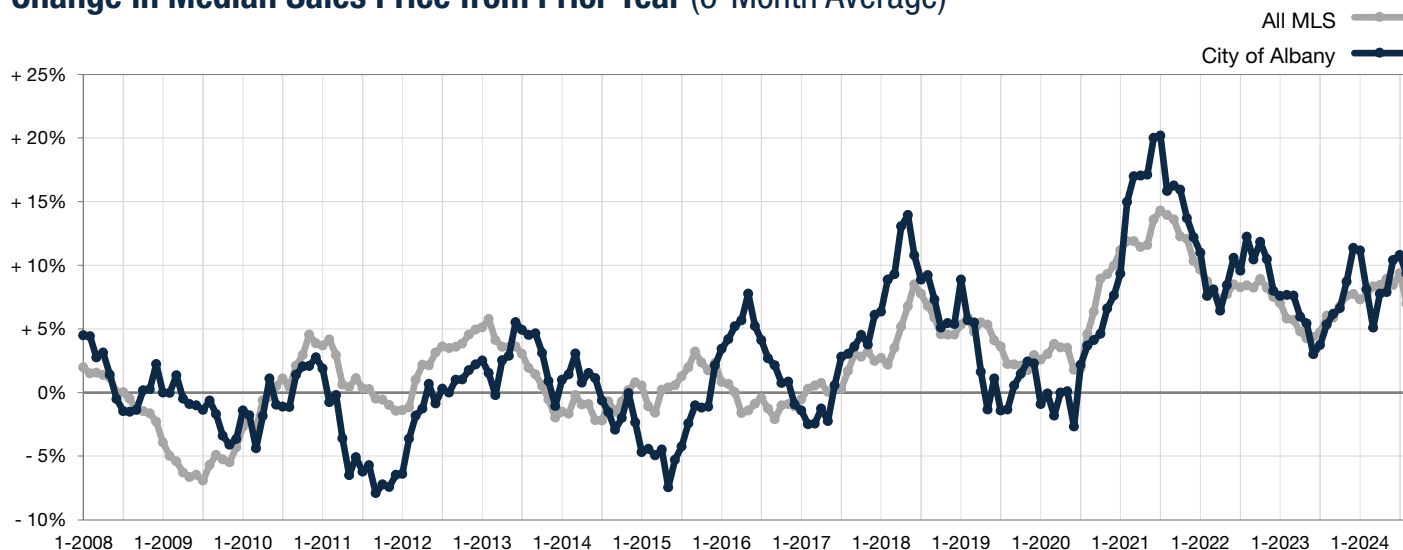


### Year to Date

■ 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.