

# Local Market Update – October 2024

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



**0.0%**

**- 11.5%**

**+ 12.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

### October

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	67	67	0.0%	581	554	- 4.6%
Closed Sales	52	46	- 11.5%	473	432	- 8.7%
Median Sales Price*	\$245,000	<b>\$274,950</b>	+ 12.2%	\$250,000	<b>\$265,000</b>	+ 6.0%
Percent of Original List Price Received*	101.2%	<b>99.6%</b>	- 1.6%	102.0%	<b>101.1%</b>	- 0.9%
Days on Market Until Sale	21	<b>16</b>	- 24.8%	22	<b>24</b>	+ 9.5%
Inventory of Homes for Sale	77	<b>88</b>	+ 14.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.9</b>	+ 20.9%	--	--	--

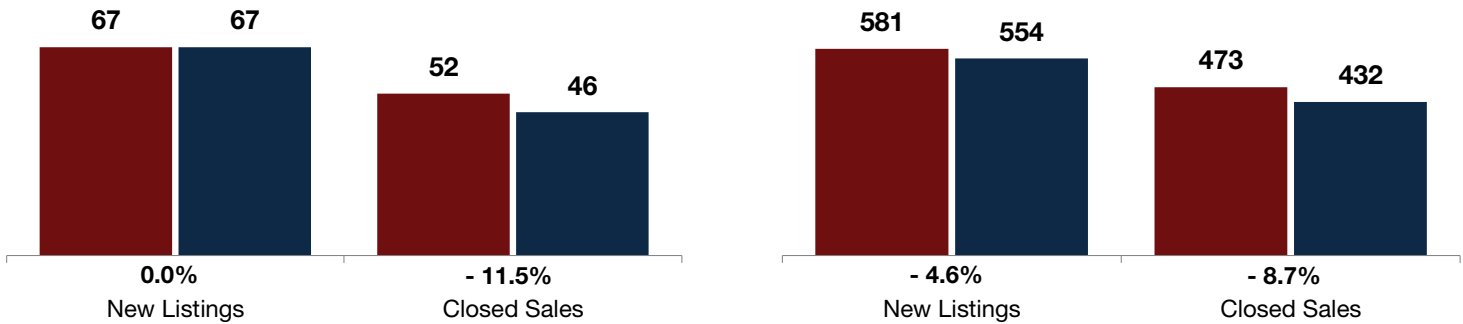
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

■ 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.