

Local Market Update – November 2024

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



- 26.2%

0.0%

- 2.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	65	48	- 26.2%	646	603	- 6.7%
Closed Sales	46	46	0.0%	519	480	- 7.5%
Median Sales Price*	\$284,950	\$278,750	- 2.2%	\$253,000	\$269,000	+ 6.3%
Percent of Original List Price Received*	103.7%	99.4%	- 4.1%	102.2%	101.0%	- 1.2%
Days on Market Until Sale	14	16	+ 13.8%	21	23	+ 9.5%
Inventory of Homes for Sale	84	77	- 8.3%	--	--	--
Months Supply of Inventory	1.7	1.7	- 2.3%	--	--	--

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

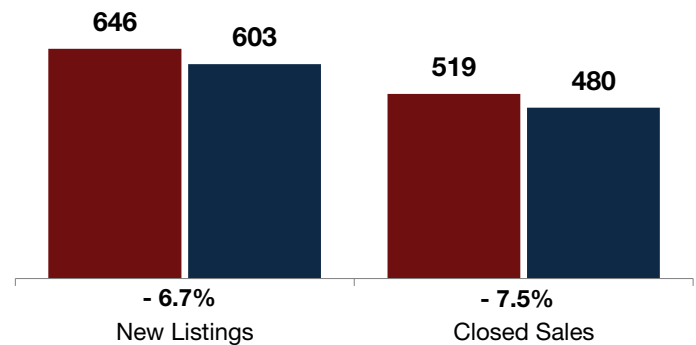
November

■ 2023 ■ 2024

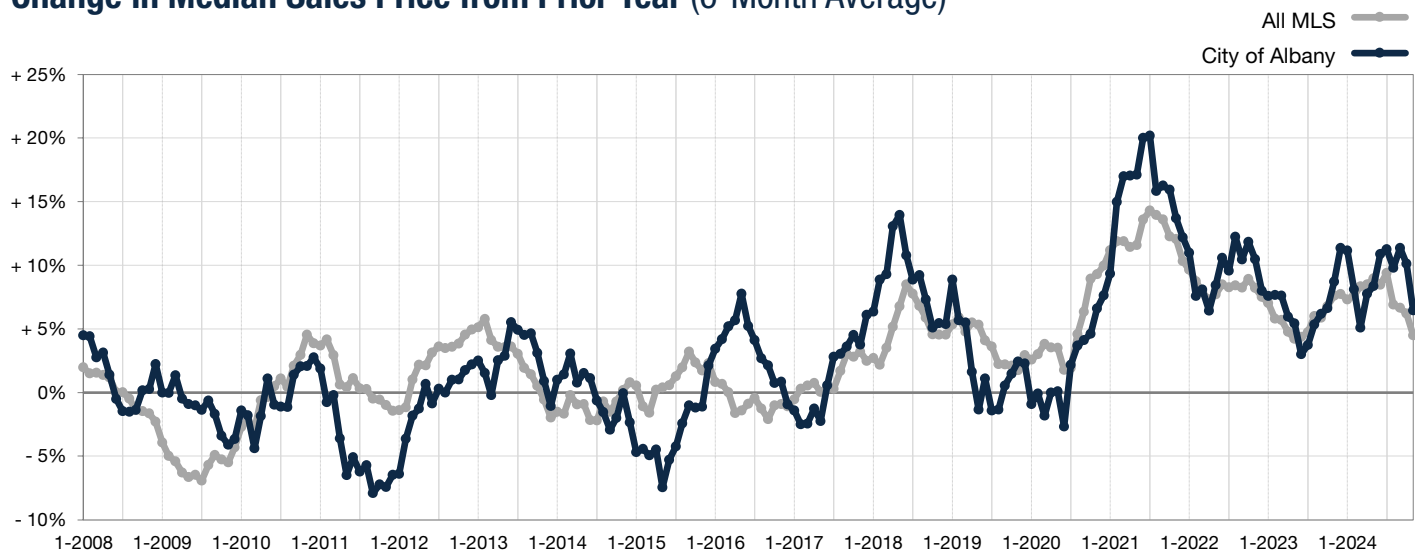


Year to Date

■ 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.