

# Local Market Update – December 2024

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



**- 3.2%**

Change in  
New Listings

**- 26.3%**

Change in  
Closed Sales

**+ 3.2%**

Change in  
Median Sales Price

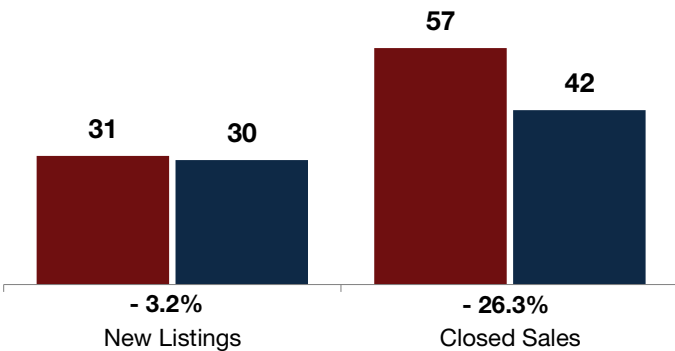
## City of Albany

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	31	30	- 3.2%	677	634	- 6.4%
Closed Sales	57	42	- 26.3%	576	528	- 8.3%
Median Sales Price*	\$252,000	<b>\$260,000</b>	+ 3.2%	\$253,000	<b>\$267,000</b>	+ 5.5%
Percent of Original List Price Received*	101.5%	<b>100.4%</b>	- 1.1%	102.1%	<b>100.9%</b>	- 1.2%
Days on Market Until Sale	17	<b>31</b>	+ 81.7%	21	<b>24</b>	+ 13.8%
Inventory of Homes for Sale	73	<b>52</b>	- 28.8%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.1%	--	--	--

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

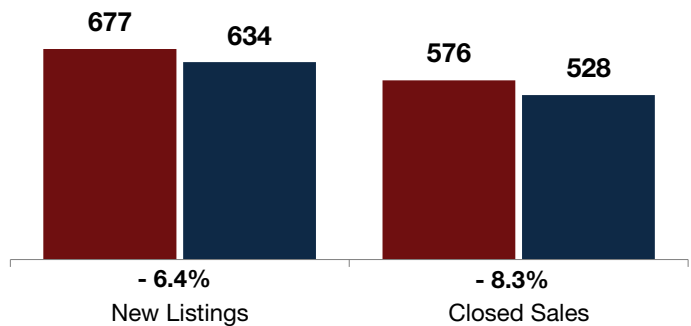
### December

■ 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.