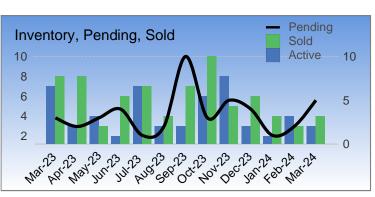
Albany: Detached Single-Family Homes

March 2024

Market Activity Summary:

- Inventory: 3 units were listed for sale as of the last day of March approximately 0.8 months of inventory.
- Sales Activity: 4 units were sold during March,
- Median Sales Price: \$1,059,000 during March
- Average price per sq.ft. in March was \$970
- Average Days-on-Market (DOM) is approximately 69 days
- Sold over Asking: On average, buyers paid 112% of list price in March





ASSOCIATION OF REALTORS®

					Monthl	y Market A	Activity				
Month	Active	Pending	Sold	Months Supply	Avg List Price	Med Sale Price	Avg Sale Price	Average DOM	Avg \$ SqSf Active	Avg \$ SqFt Sold	Sale Price / List Price
Mar-24	3	5	4	0.8	\$1,096,000	\$1,059,000	\$1,282,000	69	\$873	\$970	112%
Feb-24	4	2	3	1.2	\$1,381,666	\$1,400,000	\$1,633,333	29	\$1,090	\$958	119%
Jan-24	2	1	4	0.4	\$1,067,972	\$1,242,500	\$1,235,000	19	\$636	\$981	118%
Dec-23	3	4	6	0.4	\$1,090,000	\$1,074,500	\$1,103,833	23	\$824	\$905	102%
Nov-23	8	5	5	1.1	\$1,243,200	\$1,490,000	\$1,525,800	12	\$865	\$1,091	121%
Oct-23	6	3	10	0.9	\$1,279,100	\$1,435,000	\$1,665,500	11	\$825	\$1,075	129%
Sep-23	3	10	7	0.5	\$1,220,285	\$1,450,000	\$1,476,142	10	\$784	\$1,076	121%
Aug-23	3	2	4	0.7	\$1,320,000	\$1,676,500	\$1,700,750	12	\$767	\$1,126	129%
Jul-23	7	1	7	1.3	\$1,010,285	\$1,200,000	\$1,285,714	10	\$856	\$1,082	126%
Jun-23	2	4	6	0.4	\$1,146,000	\$1,300,500	\$1,483,500	10	\$870	\$1,179	130%
May-23	4	3	3	0.6	\$783,000	\$1,110,000	\$1,080,000	13	\$904	\$1,061	138%
Apr-23	3	2	8	0.5	\$1,191,375	\$1,325,000	\$1,478,875	21	\$857	\$1,047	123%
Mar-23	7	3	8	1.9	\$1,061,875	\$1,450,000	\$1,451,250	9	\$733	\$1,040	138%

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Month	Sold	% Change	Avg List Price	% Change	Med Sale Price	% Change	Avg Sale Price	%Change	Average DOM	% Change	Sale Price / List Price
Mar-24	4	-50%	\$1,077,333	-1.09%	\$1,059,000	-27%	\$1,282,000	-11.7%	69	667%	112%
Mar-23	8	0%	\$1,089,177	-8.58%	\$1,450,000	-2.52%	\$1,451,250	-5.95%	9	-18.2%	138%
Mar-22	8	0%	\$1,191,454	-1.24%	\$1,487,500	-3.25%	\$1,543,111	3.17%	11	22.2%	138%

	Sales Activity and Price Trends							
Price Range	2024 YTD units sold	2023 YTD units sold	2022 YTD units sold	2021 YTD units sold	2020 YTD units sold			
<500K	0	0	0	0	0			
\$500-599K	0	0	0	0	0			
\$600-699K	1	0	0	0	0			
\$700-799K	0	0	0	0	0			
\$800-899K	0	0	0	1	0			
\$900-999K	1	1	0	2	2			
\$1-1.299M	3	4	5	3	0			
\$1.3-1.699M	4	4	9	5	4			
\$1.7-1.999M	0	0	2	2	0			
\$2-2.999M	2	2	2	1	1			
>3M	0	0	0	0	0			
Total	11	11	18	14	7			

Presented by:		

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