

Local Market Update – January 2022

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



Albany County

+ 3.6%

Change in
New Listings

- 10.3%

Change in
Closed Sales

+ 8.4%

Change in
Median Sales Price

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	197	204	+ 3.6%	197	204	+ 3.6%
Closed Sales	223	200	- 10.3%	223	200	- 10.3%
Median Sales Price*	\$239,000	\$259,000	+ 8.4%	\$239,000	\$259,000	+ 8.4%
Percent of Original List Price Received*	98.4%	99.4%	+ 1.0%	98.4%	99.4%	+ 1.0%
Days on Market Until Sale	25	30	+ 16.1%	25	30	+ 16.1%
Inventory of Homes for Sale	542	275	- 49.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 47.6%	--	--	--

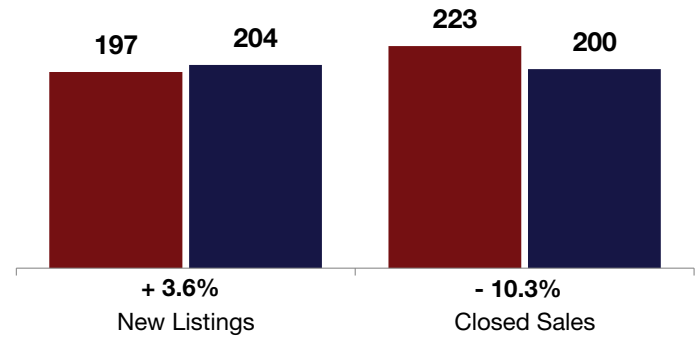
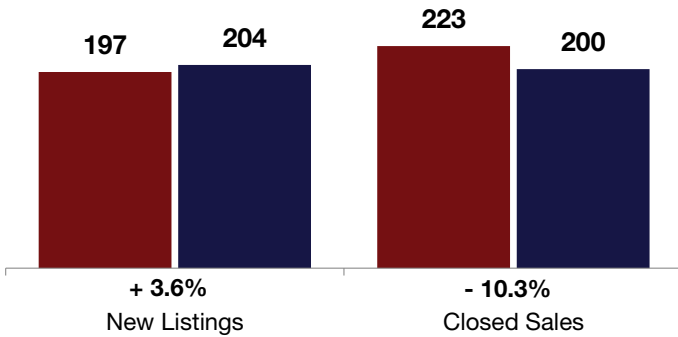
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.