

Local Market Update – February 2022

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



Albany County

- 17.0%

Change in
New Listings

- 25.2%

Change in
Closed Sales

+ 9.2%

Change in
Median Sales Price

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	206	171	- 17.0%	403	375	- 6.9%
Closed Sales	218	163	- 25.2%	441	363	- 17.7%
Median Sales Price*	\$238,000	\$260,000	+ 9.2%	\$238,000	\$260,000	+ 9.2%
Percent of Original List Price Received*	98.2%	100.4%	+ 2.2%	98.3%	99.8%	+ 1.5%
Days on Market Until Sale	40	29	- 26.3%	33	29	- 9.5%
Inventory of Homes for Sale	477	241	- 49.5%	--	--	--
Months Supply of Inventory	1.8	0.9	- 47.6%	--	--	--

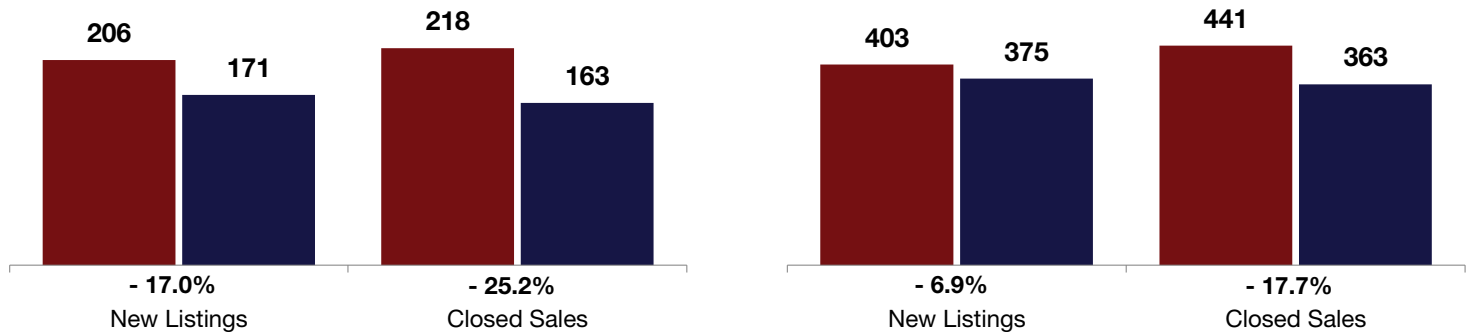
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 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.