

# Local Market Update – March 2022

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



## Albany County

**- 19.2%**

Change in  
New Listings

**- 17.2%**

Change in  
Closed Sales

**+ 13.8%**

Change in  
Median Sales Price

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	323	261	- 19.2%	726	635	- 12.5%
Closed Sales	232	192	- 17.2%	673	566	- 15.9%
Median Sales Price*	\$230,824	<b>\$262,700</b>	+ 13.8%	\$235,000	<b>\$260,000</b>	+ 10.6%
Percent of Original List Price Received*	98.3%	<b>99.4%</b>	+ 1.2%	98.3%	<b>99.7%</b>	+ 1.4%
Days on Market Until Sale	47	<b>31</b>	- 33.0%	37	<b>31</b>	- 18.2%
Inventory of Homes for Sale	483	<b>250</b>	- 48.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.0</b>	- 44.5%	--	--	--

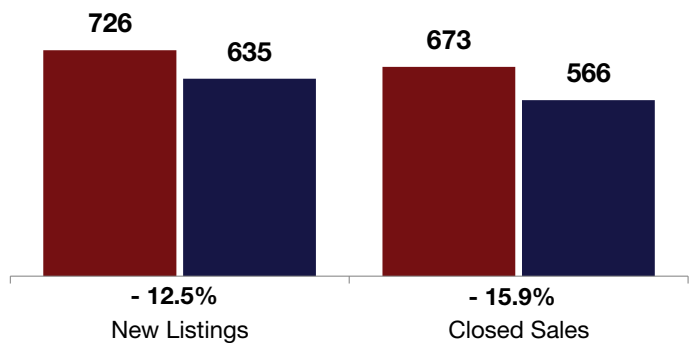
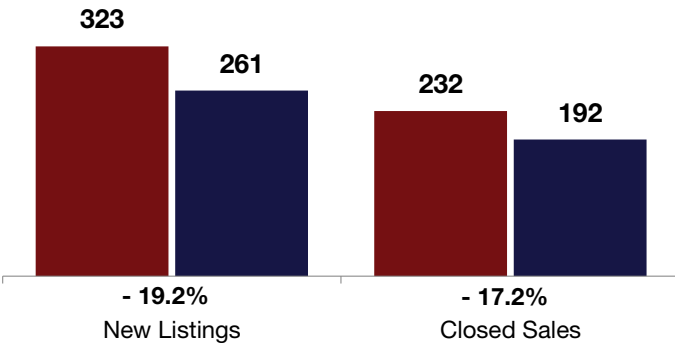
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

■ 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.