

Local Market Update – April 2022

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



- 16.1%

Change in
New Listings

- 2.8%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

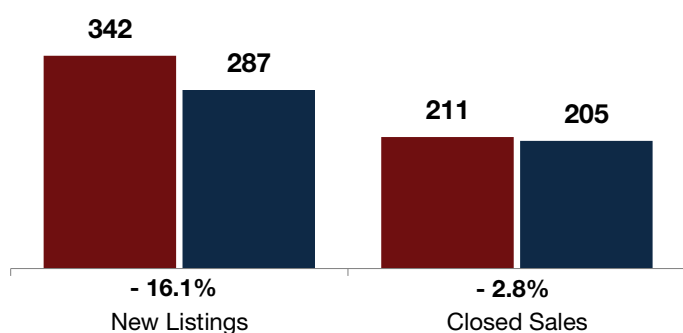
Albany County

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	342	287	- 16.1%	1,068	923	- 13.6%
Closed Sales	211	205	- 2.8%	884	775	- 12.3%
Median Sales Price*	\$251,000	\$278,550	+ 11.0%	\$239,450	\$260,000	+ 8.6%
Percent of Original List Price Received*	101.1%	103.1%	+ 2.0%	99.0%	100.5%	+ 1.6%
Days on Market Until Sale	25	31	+ 25.2%	35	31	- 10.5%
Inventory of Homes for Sale	491	250	- 49.1%	--	--	--
Months Supply of Inventory	1.7	1.0	- 42.1%	--	--	--

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

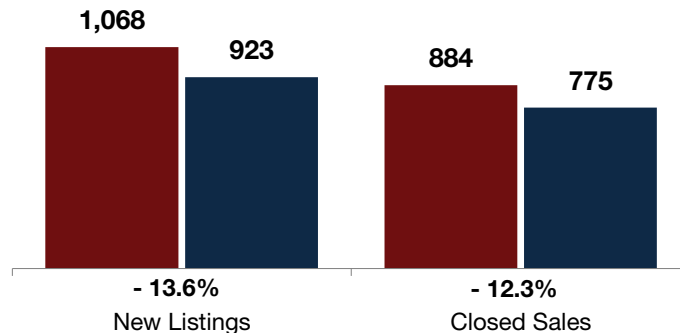
April

■ 2021 ■ 2022

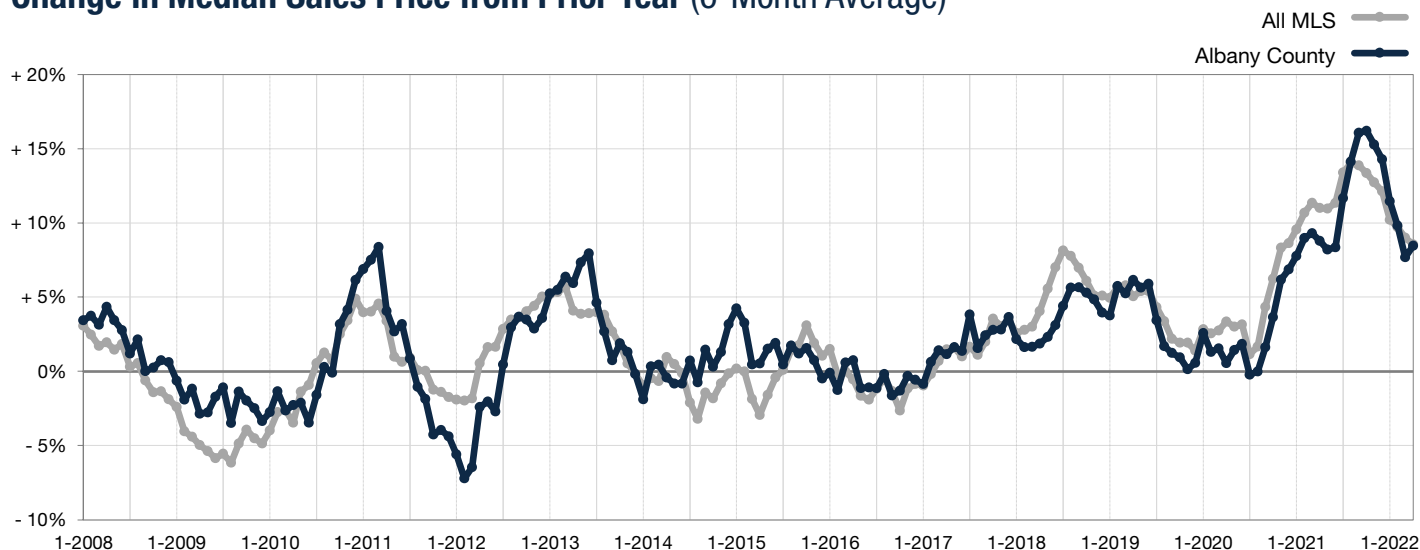


Year to Date

■ 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.