

# Local Market Update – May 2022

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



**+ 1.1%**

**- 13.2%**

**+ 3.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

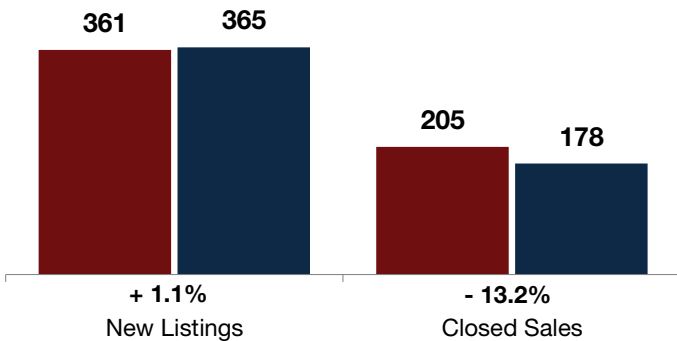
## Albany County

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	361	365	+ 1.1%	1,429	1,288	- 9.9%
Closed Sales	205	178	- 13.2%	1,089	965	- 11.4%
Median Sales Price*	\$275,000	<b>\$285,000</b>	+ 3.6%	\$245,000	<b>\$265,000</b>	+ 8.2%
Percent of Original List Price Received*	102.0%	<b>103.8%</b>	+ 1.8%	99.5%	<b>101.1%</b>	+ 1.6%
Days on Market Until Sale	24	<b>20</b>	- 17.3%	32	<b>29</b>	- 10.9%
Inventory of Homes for Sale	467	<b>262</b>	- 43.9%	--	--	--
Months Supply of Inventory	1.6	<b>1.0</b>	- 34.6%	--	--	--

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

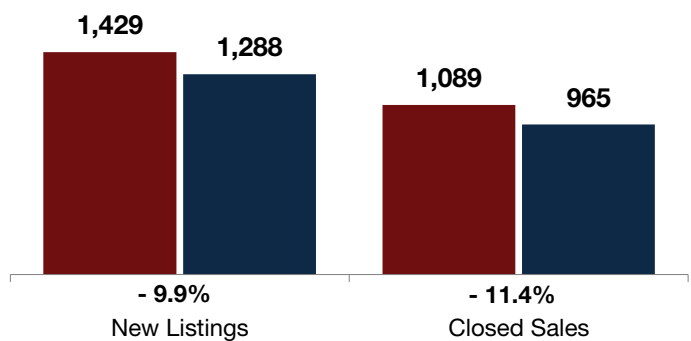
### May

■ 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.