

Local Market Update – June 2022

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



- 10.7%

- 18.9%

+ 11.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

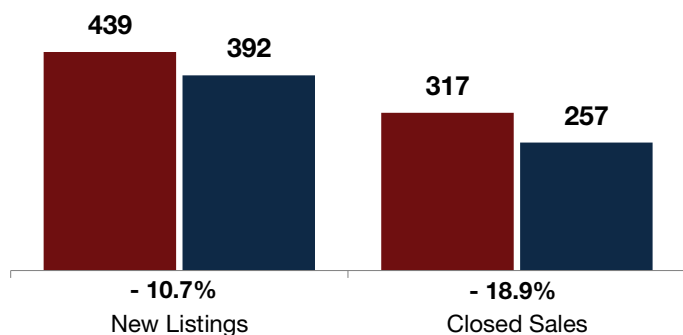
Albany County

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	439	392	- 10.7%	1,868	1,682	- 10.0%
Closed Sales	317	257	- 18.9%	1,406	1,229	- 12.6%
Median Sales Price*	\$275,000	\$306,000	+ 11.3%	\$252,500	\$277,000	+ 9.7%
Percent of Original List Price Received*	103.3%	105.9%	+ 2.5%	100.4%	102.1%	+ 1.7%
Days on Market Until Sale	14	17	+ 15.6%	28	26	- 7.5%
Inventory of Homes for Sale	533	327	- 38.6%	--	--	--
Months Supply of Inventory	1.9	1.3	- 29.0%	--	--	--

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

June

■ 2021 ■ 2022

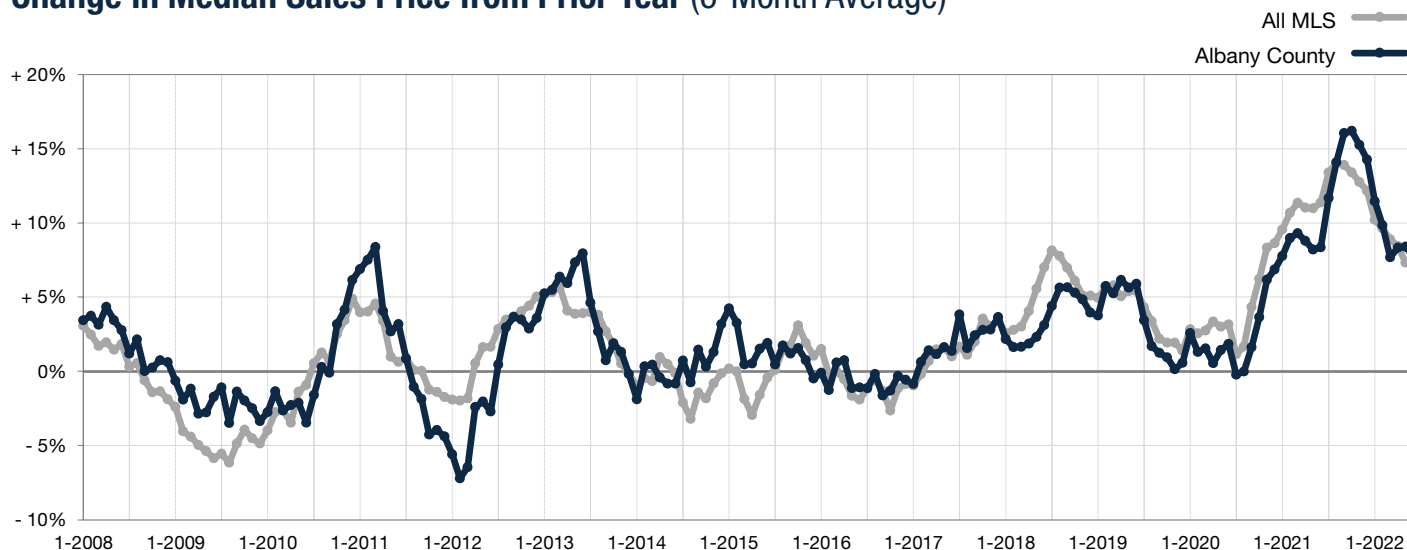


Year to Date

■ 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.