

Local Market Update – July 2022

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



- 12.2%

- 13.3%

+ 6.9%

Change in
New Listings

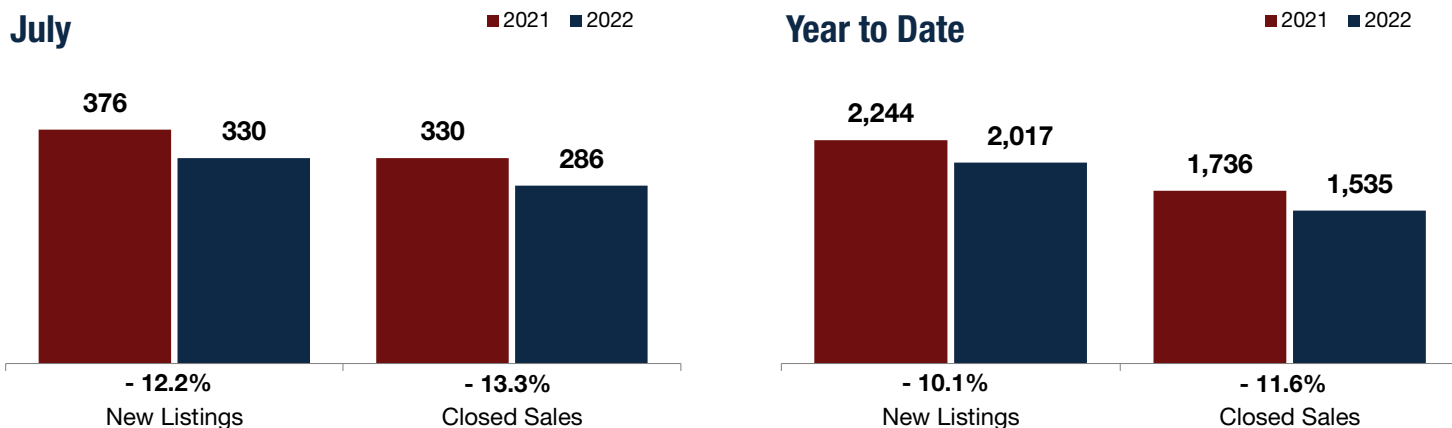
Change in
Closed Sales

Change in
Median Sales Price

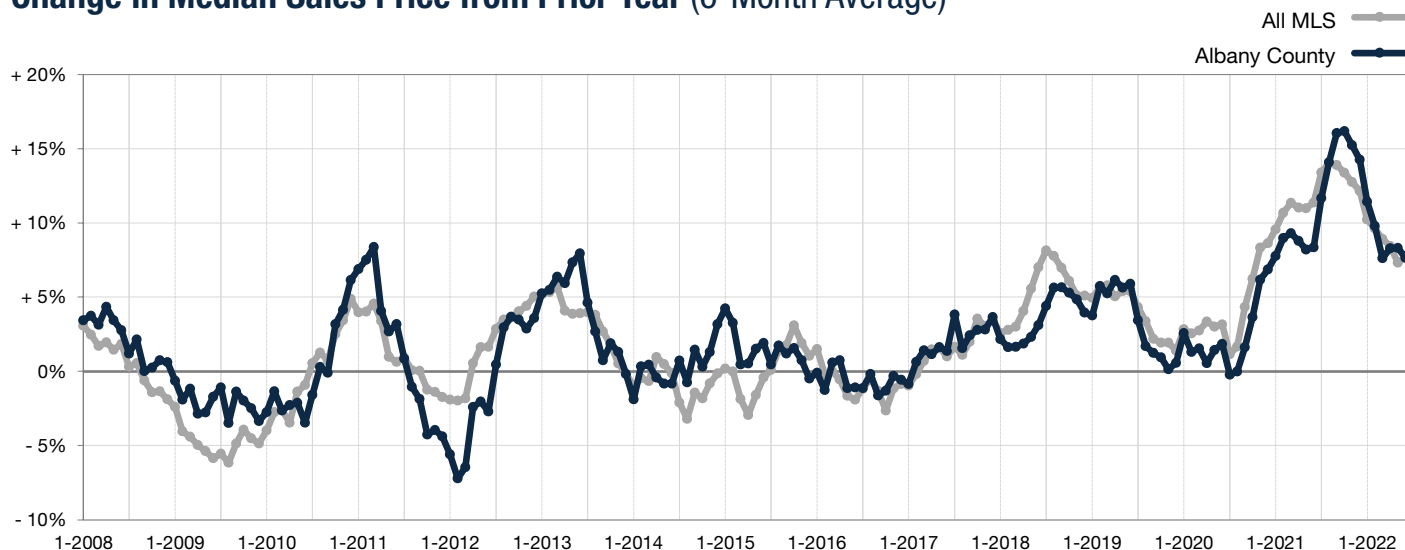
Albany County

| | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2021 | 2022 | + / - | 2021 | 2022 | + / - |
| New Listings | 376 | 330 | - 12.2% | 2,244 | 2,017 | - 10.1% |
| Closed Sales | 330 | 286 | - 13.3% | 1,736 | 1,535 | - 11.6% |
| Median Sales Price* | \$276,500 | \$295,500 | + 6.9% | \$257,250 | \$280,000 | + 8.8% |
| Percent of Original List Price Received* | 103.1% | 103.6% | + 0.6% | 100.9% | 102.3% | + 1.4% |
| Days on Market Until Sale | 17 | 12 | - 25.8% | 26 | 24 | - 9.8% |
| Inventory of Homes for Sale | 554 | 369 | - 33.4% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.5 | - 24.8% | -- | -- | -- |

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



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.