

Local Market Update – August 2022

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



- 27.8%

Change in
New Listings

- 7.7%

Change in
Closed Sales

+ 10.7%

Change in
Median Sales Price

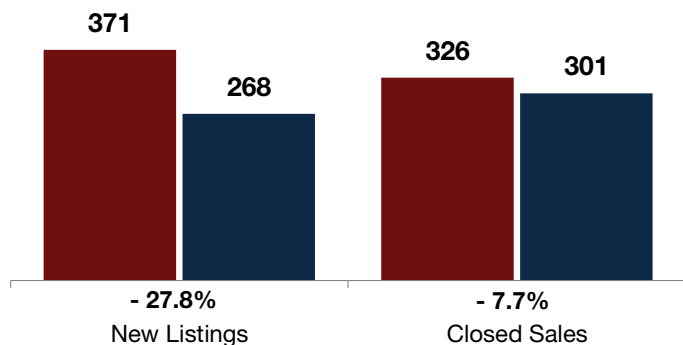
Albany County

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	371	268	- 27.8%	2,615	2,289	- 12.5%
Closed Sales	326	301	- 7.7%	2,062	1,849	- 10.3%
Median Sales Price*	\$294,500	\$326,000	+ 10.7%	\$262,000	\$285,000	+ 8.8%
Percent of Original List Price Received*	102.7%	103.5%	+ 0.8%	101.2%	102.5%	+ 1.3%
Days on Market Until Sale	19	15	- 22.4%	25	22	- 11.4%
Inventory of Homes for Sale	600	325	- 45.8%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.3%	--	--	--

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

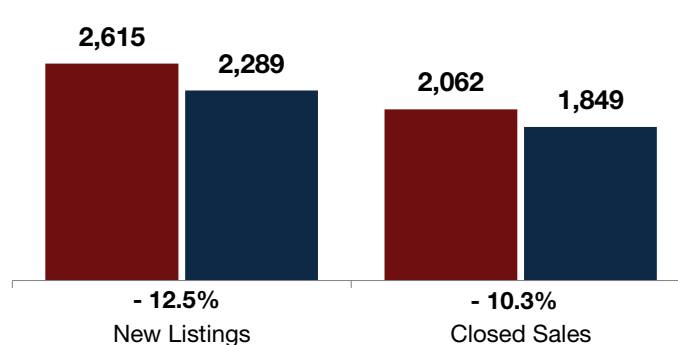
August

■ 2021 ■ 2022

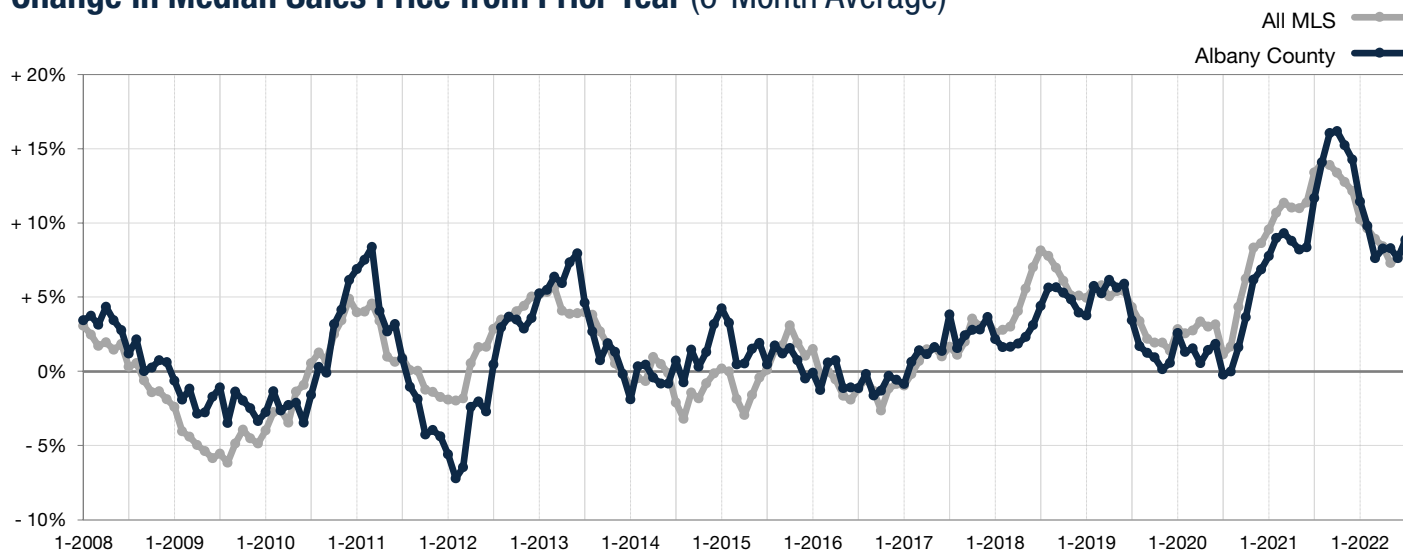


Year to Date

■ 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.