

# Local Market Update – September 2022

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



**- 20.0%**

Change in  
New Listings

**- 7.0%**

Change in  
Closed Sales

**+ 4.1%**

Change in  
Median Sales Price

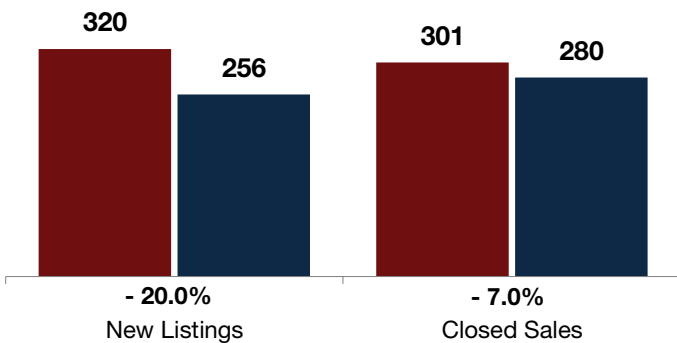
## Albany County

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	320	256	- 20.0%	2,935	2,547	- 13.2%
Closed Sales	301	280	- 7.0%	2,363	2,139	- 9.5%
Median Sales Price*	\$275,000	<b>\$286,200</b>	+ 4.1%	\$264,900	<b>\$285,000</b>	+ 7.6%
Percent of Original List Price Received*	101.9%	100.0%	- 1.9%	101.3%	102.2%	+ 0.9%
Days on Market Until Sale	18	21	+ 13.3%	24	22	- 9.1%
Inventory of Homes for Sale	589	334	- 43.3%	--	--	--
Months Supply of Inventory	2.2	1.4	- 38.0%	--	--	--

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

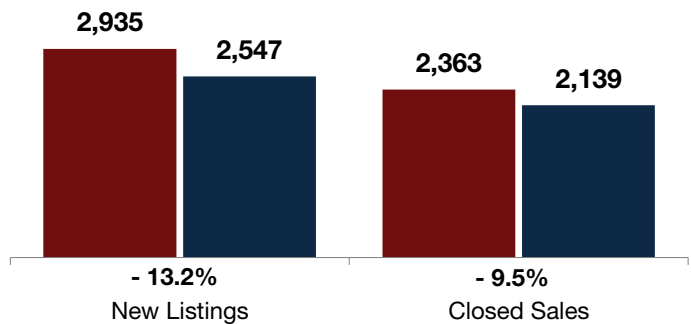
### September

■ 2021 ■ 2022

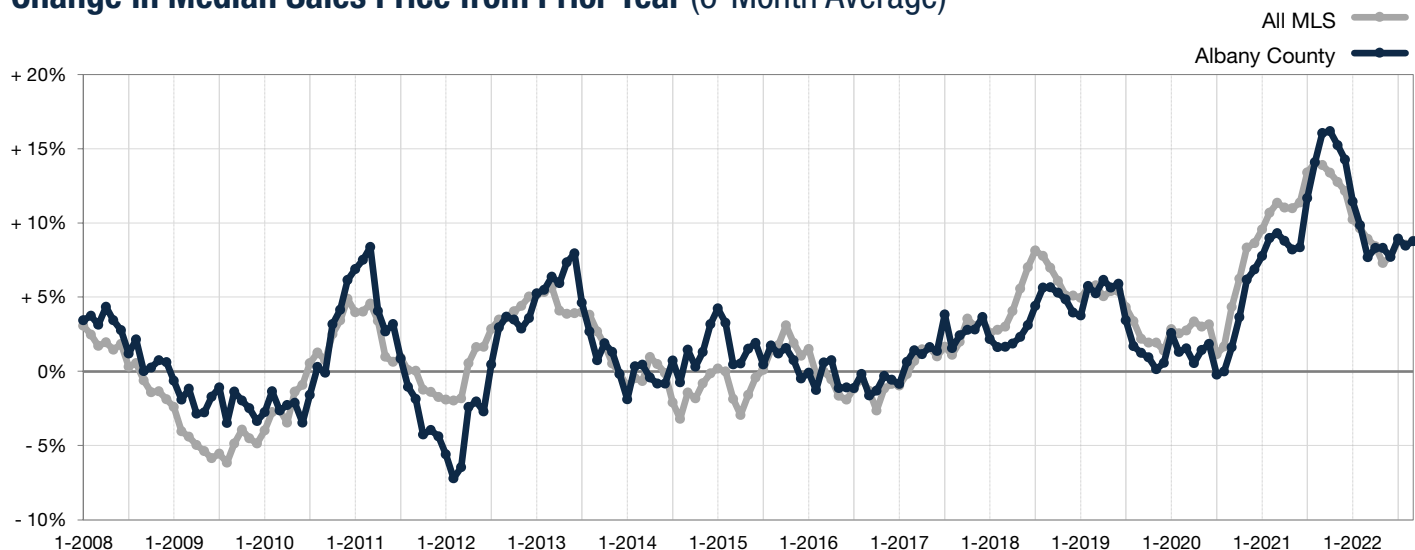


### Year to Date

■ 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.