

Local Market Update – October 2022

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



- 21.9%

- 26.8%

+ 7.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

Albany County

October

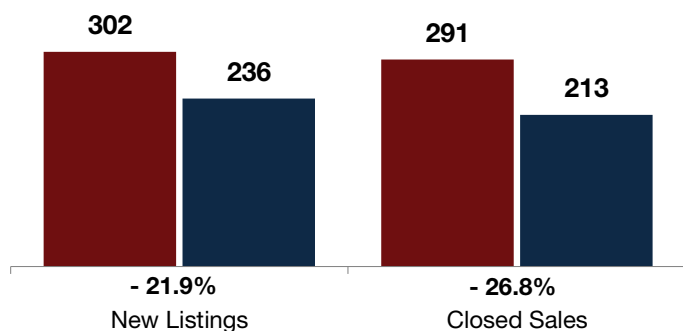
Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	302	236	- 21.9%	3,237	2,783	- 14.0%
Closed Sales	291	213	- 26.8%	2,654	2,363	- 11.0%
Median Sales Price*	\$270,000	\$290,000	+ 7.4%	\$265,000	\$286,000	+ 7.9%
Percent of Original List Price Received*	100.4%	100.6%	+ 0.2%	101.2%	102.0%	+ 0.8%
Days on Market Until Sale	20	22	+ 13.9%	24	22	- 6.3%
Inventory of Homes for Sale	516	332	- 35.7%	--	--	--
Months Supply of Inventory	2.0	1.4	- 28.6%	--	--	--

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

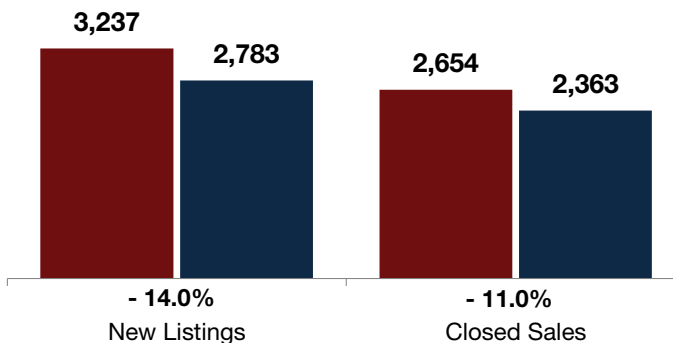
October

■ 2021 ■ 2022

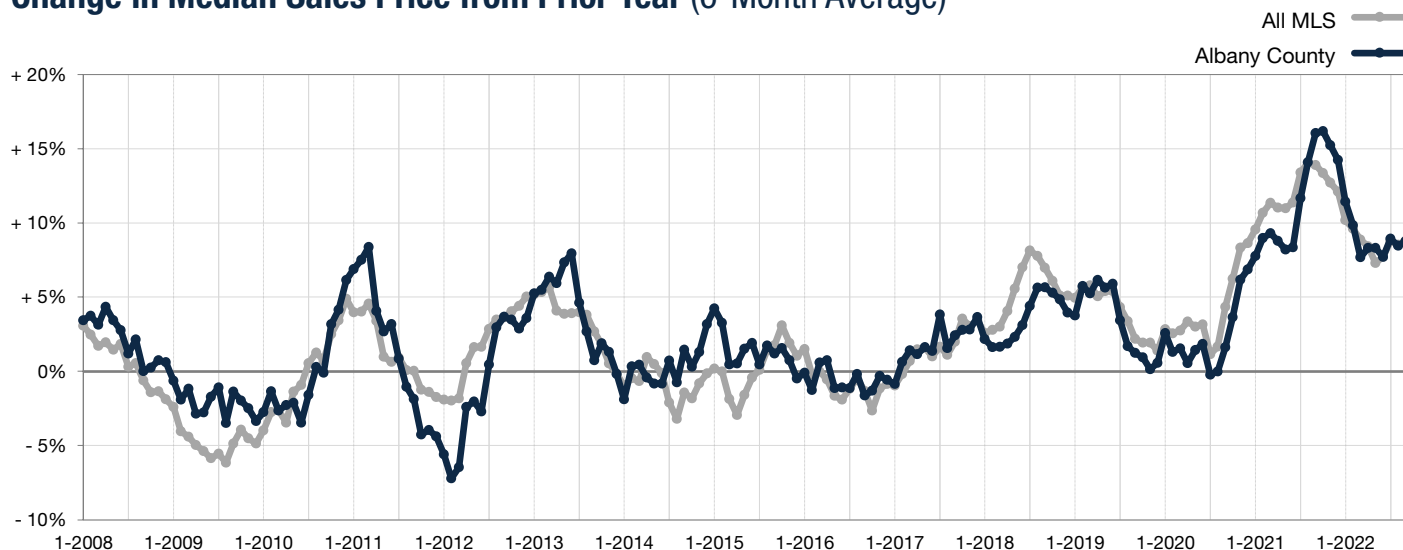


Year to Date

■ 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.