

# Local Market Update – November 2022

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



**- 28.8%**

**- 32.2%**

**+ 6.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## Albany County

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	260	185	- 28.8%	3,497	2,970	- 15.1%
Closed Sales	301	204	- 32.2%	2,955	2,579	- 12.7%
Median Sales Price*	\$270,000	<b>\$288,750</b>	+ 6.9%	\$265,000	<b>\$286,000</b>	+ 7.9%
Percent of Original List Price Received*	100.0%	<b>99.4%</b>	- 0.5%	101.1%	<b>101.8%</b>	+ 0.7%
Days on Market Until Sale	22	<b>23</b>	+ 6.1%	23	<b>22</b>	- 5.1%
Inventory of Homes for Sale	441	<b>314</b>	- 28.8%	--	--	--
Months Supply of Inventory	1.7	<b>1.4</b>	- 18.5%	--	--	--

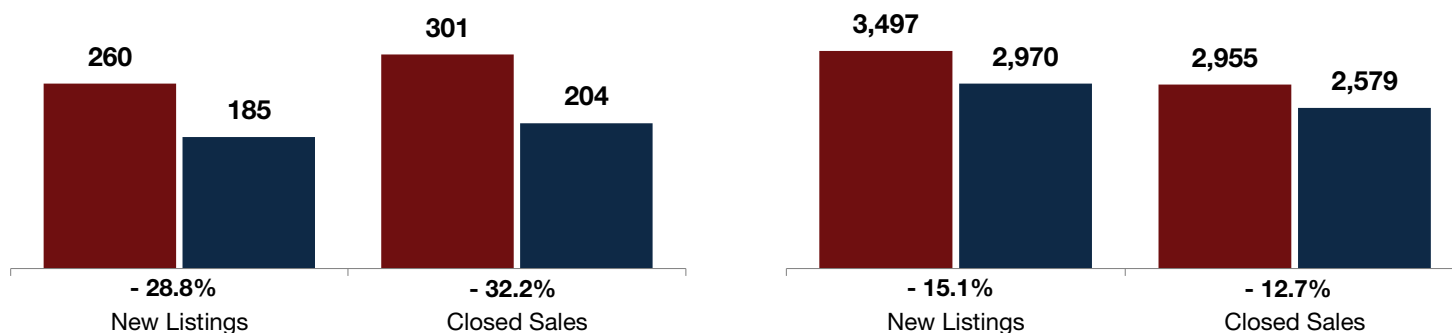
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

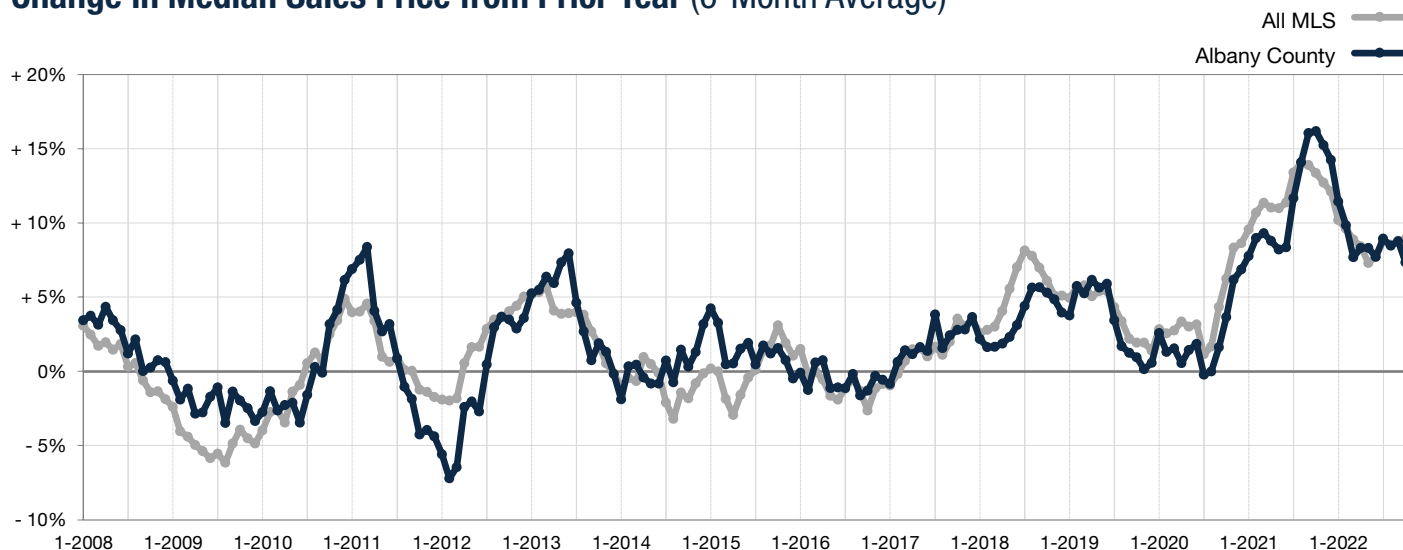
■ 2021 ■ 2022

### 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.