

Local Market Update – January 2023

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



- 31.0%

- 19.9%

+ 8.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

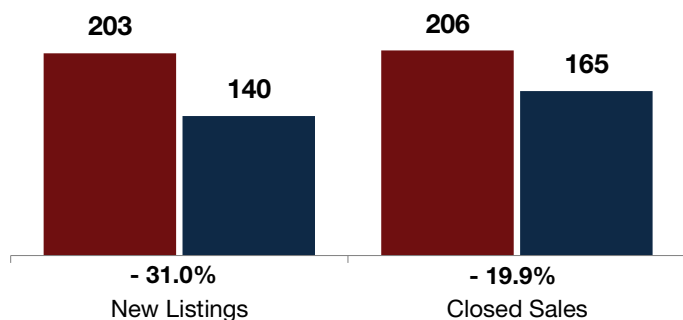
Albany County

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	203	140	- 31.0%	203	140	- 31.0%
Closed Sales	206	165	- 19.9%	206	165	- 19.9%
Median Sales Price*	\$260,000	\$282,250	+ 8.6%	\$260,000	\$282,250	+ 8.6%
Percent of Original List Price Received*	99.3%	98.7%	- 0.6%	99.3%	98.7%	- 0.6%
Days on Market Until Sale	29	25	- 12.4%	29	25	- 12.4%
Inventory of Homes for Sale	275	209	- 24.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.5%	--	--	--

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

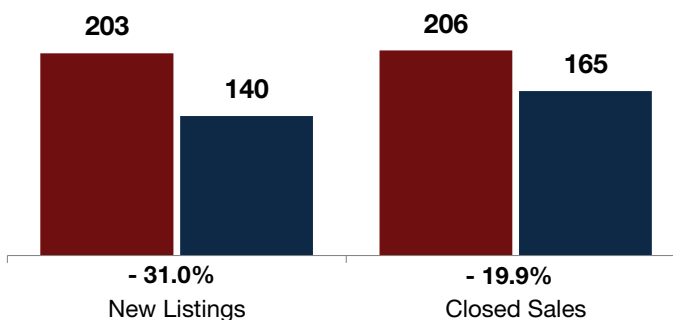
January

■ 2022 ■ 2023

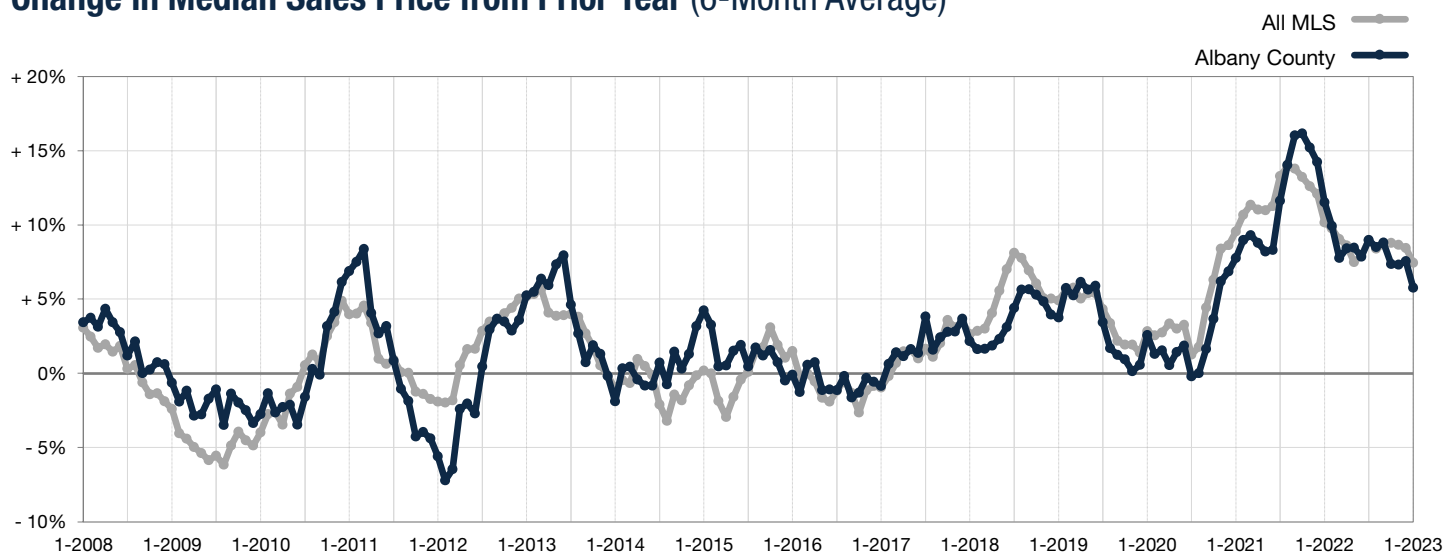


Year to Date

■ 2022 ■ 2023



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.