

# Local Market Update – February 2023

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



**+ 4.0%**

**- 33.7%**

**+ 3.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

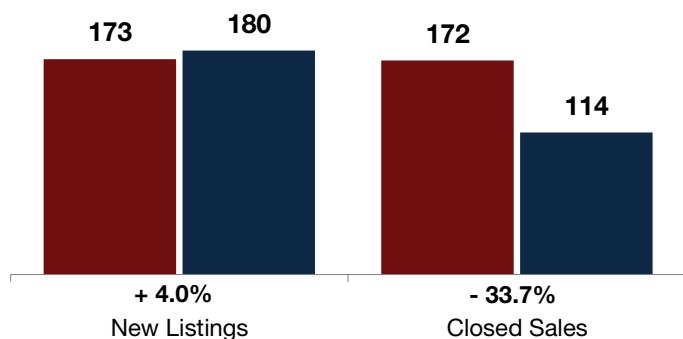
## Albany County

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	173	180	+ 4.0%	376	320	- 14.9%
Closed Sales	172	114	- 33.7%	378	282	- 25.4%
Median Sales Price*	\$259,950	<b>\$268,500</b>	+ 3.3%	\$260,000	<b>\$280,000</b>	+ 7.7%
Percent of Original List Price Received*	100.3%	<b>98.0%</b>	- 2.4%	99.8%	<b>98.4%</b>	- 1.4%
Days on Market Until Sale	31	<b>38</b>	+ 20.7%	30	<b>30</b>	+ 0.9%
Inventory of Homes for Sale	243	<b>195</b>	- 19.8%	--	--	--
Months Supply of Inventory	0.9	<b>0.9</b>	- 5.6%	--	--	--

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

### February

■ 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.