

Local Market Update – April 2023

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



- 33.4%

- 31.5%

+ 3.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

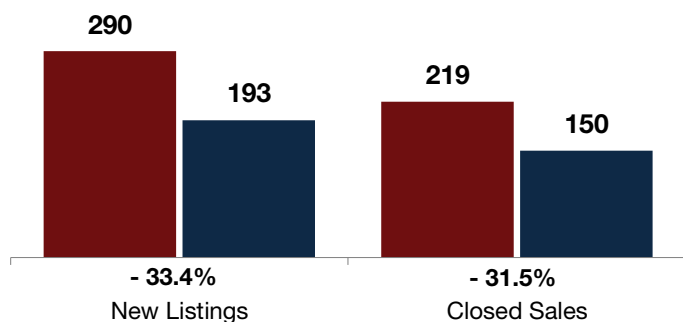
Albany County

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	290	193	- 33.4%	929	730	- 21.4%
Closed Sales	219	150	- 31.5%	798	610	- 23.6%
Median Sales Price*	\$270,500	\$280,000	+ 3.5%	\$260,000	\$275,000	+ 5.8%
Percent of Original List Price Received*	102.7%	101.5%	- 1.2%	100.4%	99.3%	- 1.0%
Days on Market Until Sale	32	26	- 18.6%	31	29	- 7.5%
Inventory of Homes for Sale	289	186	- 35.6%	--	--	--
Months Supply of Inventory	1.2	0.9	- 23.7%	--	--	--

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

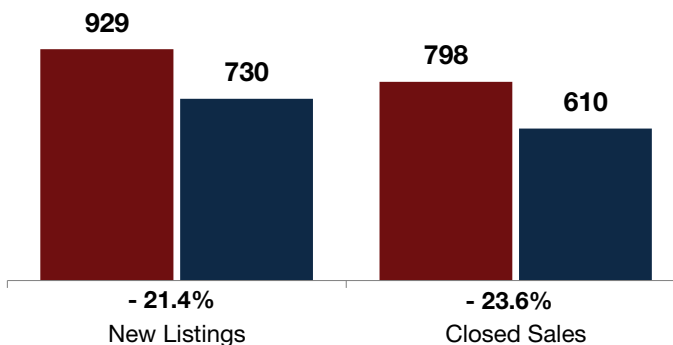
April

■ 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.