

# Local Market Update – June 2023

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



**- 31.1%**

Change in  
New Listings

**- 26.9%**

Change in  
Closed Sales

**+ 4.9%**

Change in  
Median Sales Price

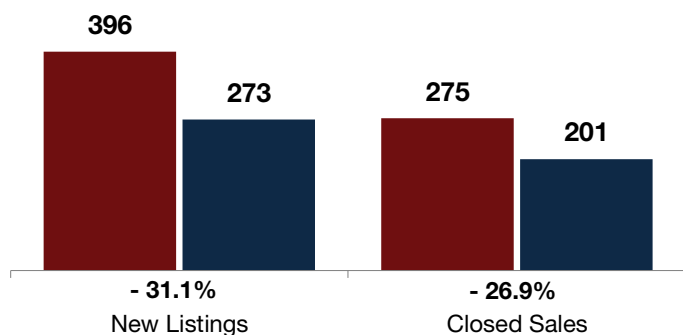
## Albany County

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	396	273	- 31.1%	1,695	1,295	- 23.6%
Closed Sales	275	201	- 26.9%	1,262	997	- 21.0%
Median Sales Price*	\$305,000	<b>\$320,000</b>	+ 4.9%	\$275,100	<b>\$290,000</b>	+ 5.4%
Percent of Original List Price Received*	105.7%	<b>104.2%</b>	- 1.4%	102.0%	<b>101.0%</b>	- 1.0%
Days on Market Until Sale	17	<b>14</b>	- 15.4%	26	<b>24</b>	- 8.8%
Inventory of Homes for Sale	365	<b>217</b>	- 40.5%	--	--	--
Months Supply of Inventory	1.5	<b>1.1</b>	- 26.6%	--	--	--

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

### June

■ 2022 ■ 2023

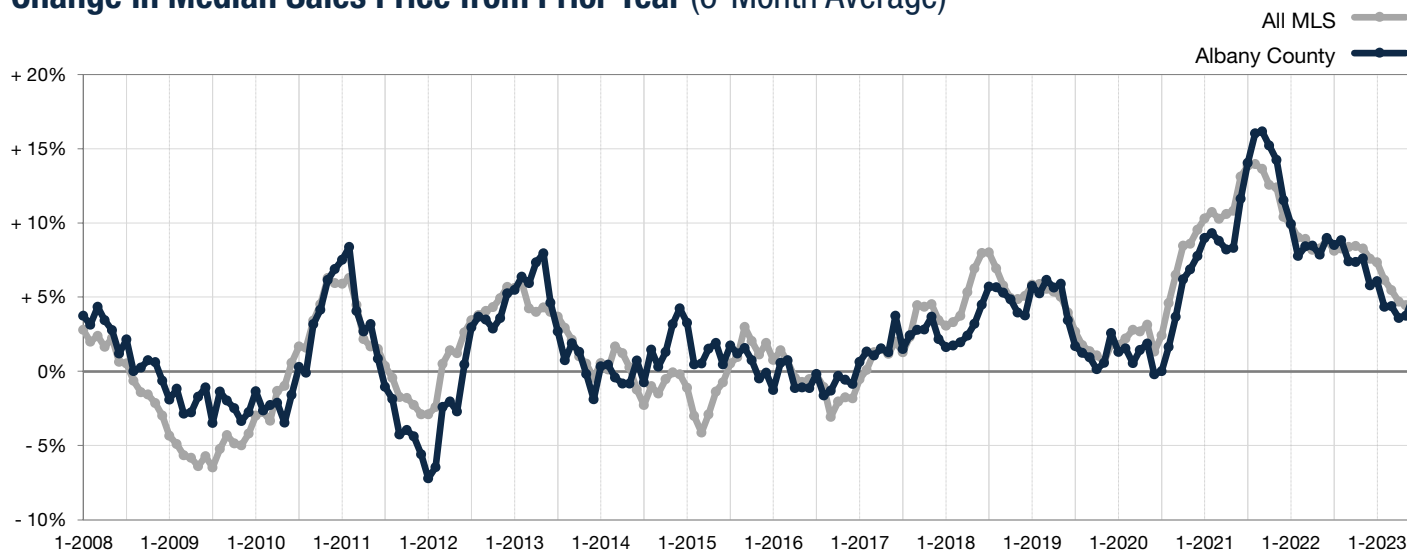


### Year to Date

■ 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.