

# Local Market Update – August 2023

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



**+ 9.3%**

**- 20.0%**

**+ 0.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

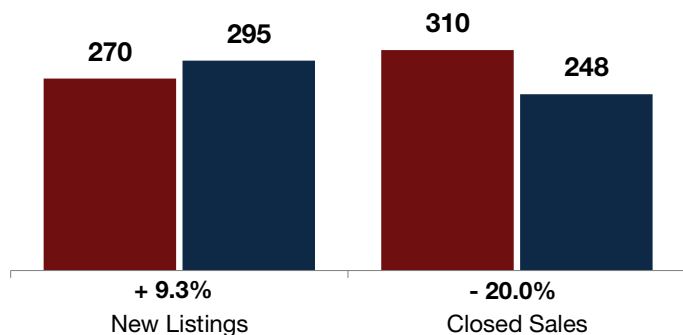
## Albany County

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	270	295	+ 9.3%	2,299	1,843	- 19.8%
Closed Sales	310	248	- 20.0%	1,874	1,455	- 22.4%
Median Sales Price*	\$325,500	<b>\$328,000</b>	+ 0.8%	\$285,000	<b>\$300,000</b>	+ 5.3%
Percent of Original List Price Received*	103.6%	<b>104.7%</b>	+ 1.1%	102.5%	<b>102.0%</b>	- 0.5%
Days on Market Until Sale	15	<b>16</b>	+ 2.9%	22	<b>22</b>	- 1.1%
Inventory of Homes for Sale	353	<b>291</b>	- 17.6%	--	--	--
Months Supply of Inventory	1.5	<b>1.5</b>	+ 5.7%	--	--	--

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

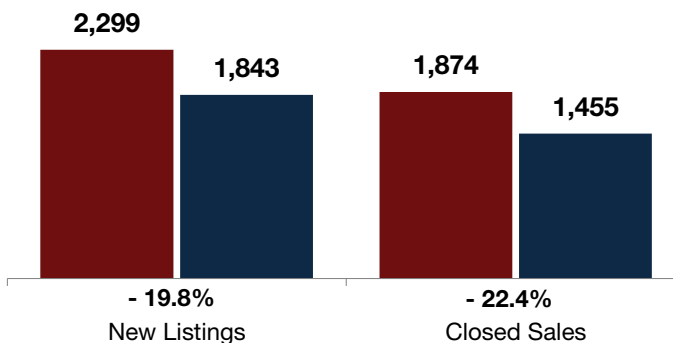
### August

■ 2022 ■ 2023

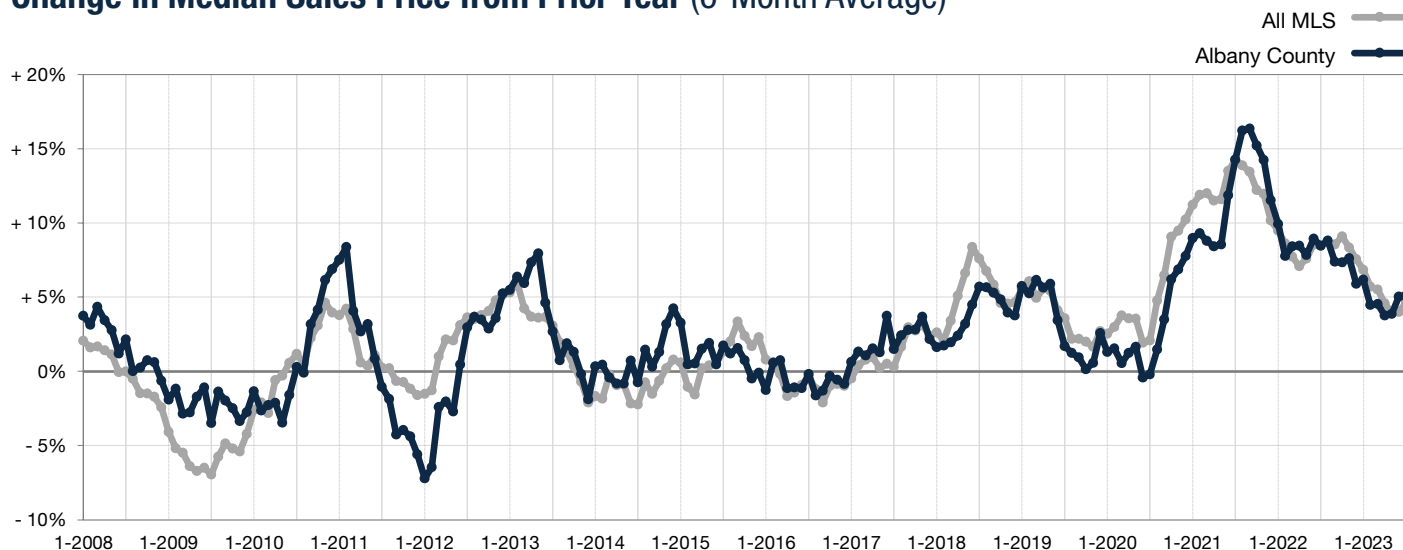


### Year to Date

■ 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.