

# Local Market Update – September 2023

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



**- 1.2%**

Change in  
New Listings

**- 28.4%**

Change in  
Closed Sales

**+ 12.3%**

Change in  
Median Sales Price

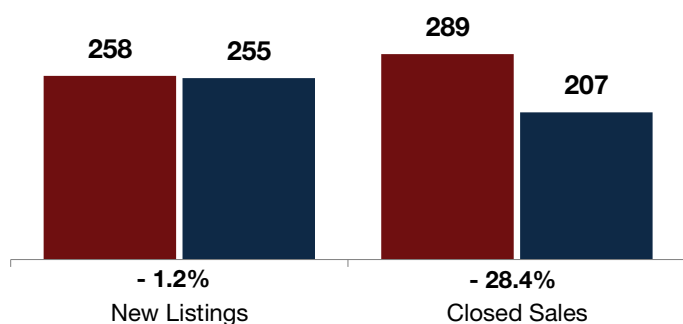
## Albany County

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	258	255	- 1.2%	2,557	2,105	- 17.7%
Closed Sales	289	207	- 28.4%	2,164	1,669	- 22.9%
Median Sales Price*	\$285,000	\$320,000	+ 12.3%	\$285,000	\$300,000	+ 5.3%
Percent of Original List Price Received*	99.9%	103.6%	+ 3.7%	102.1%	102.2%	+ 0.0%
Days on Market Until Sale	21	15	- 28.9%	22	21	- 4.1%
Inventory of Homes for Sale	366	309	- 15.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 5.1%	--	--	--

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

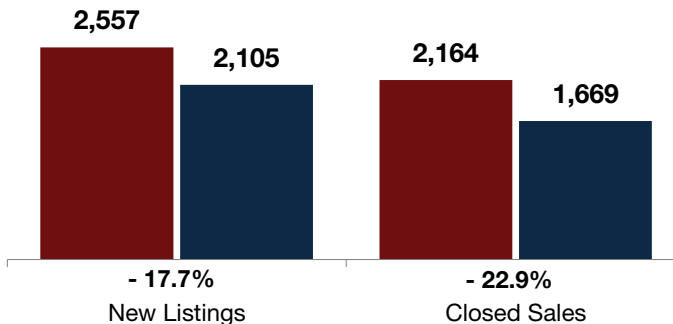
### September

■ 2022 ■ 2023

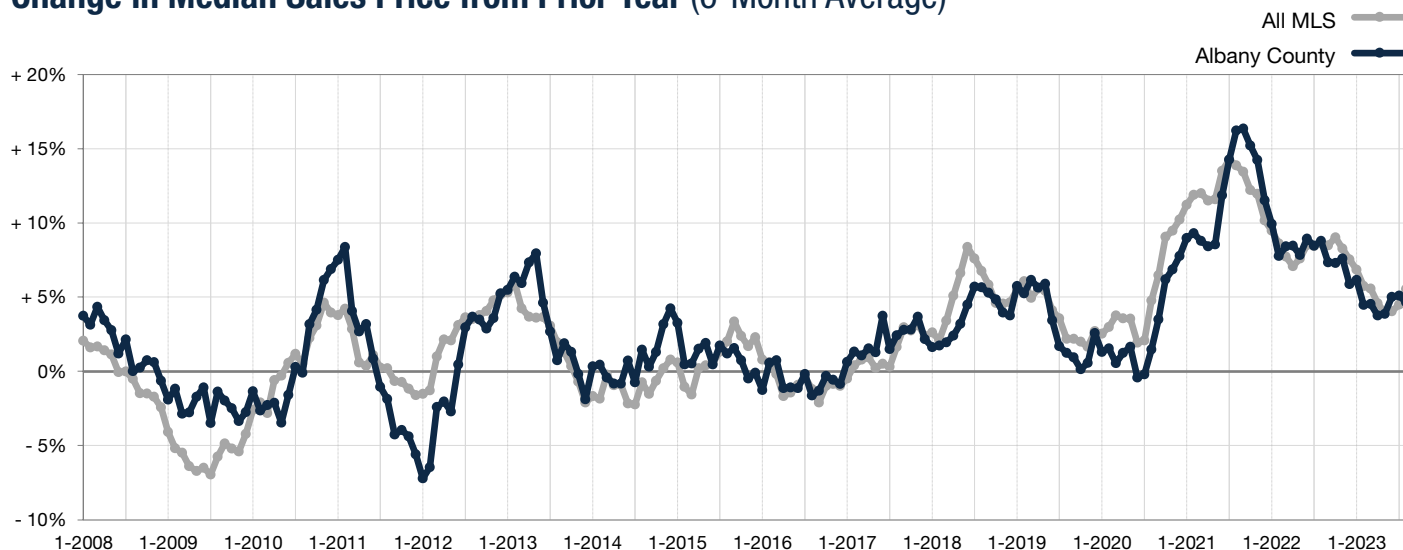


### Year to Date

■ 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.