

# Local Market Update – October 2023

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



## Albany County

**- 4.2%**

Change in  
New Listings

**- 8.4%**

Change in  
Closed Sales

**+ 11.4%**

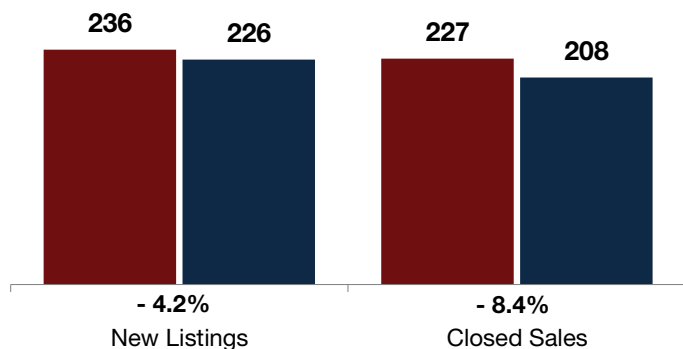
Change in  
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	236	226	- 4.2%	2,794	2,339	- 16.3%
Closed Sales	227	208	- 8.4%	2,391	1,882	- 21.3%
Median Sales Price*	\$290,000	<b>\$323,000</b>	+ 11.4%	\$285,222	<b>\$302,000</b>	+ 5.9%
Percent of Original List Price Received*	100.6%	<b>102.2%</b>	+ 1.6%	102.0%	<b>102.2%</b>	+ 0.2%
Days on Market Until Sale	23	<b>18</b>	- 24.5%	22	<b>21</b>	- 6.6%
Inventory of Homes for Sale	356	<b>289</b>	- 18.8%	--	--	--
Months Supply of Inventory	1.5	<b>1.5</b>	- 0.8%	--	--	--

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

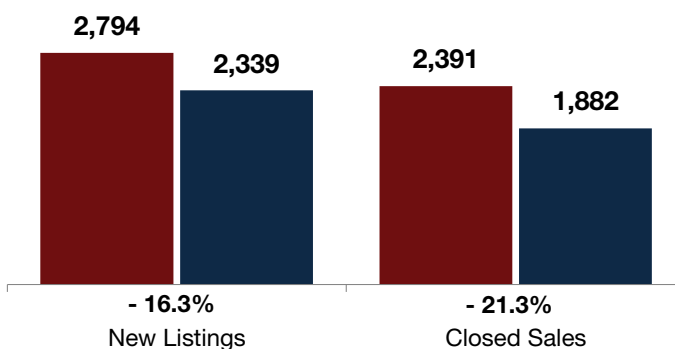
### October

■ 2022 ■ 2023

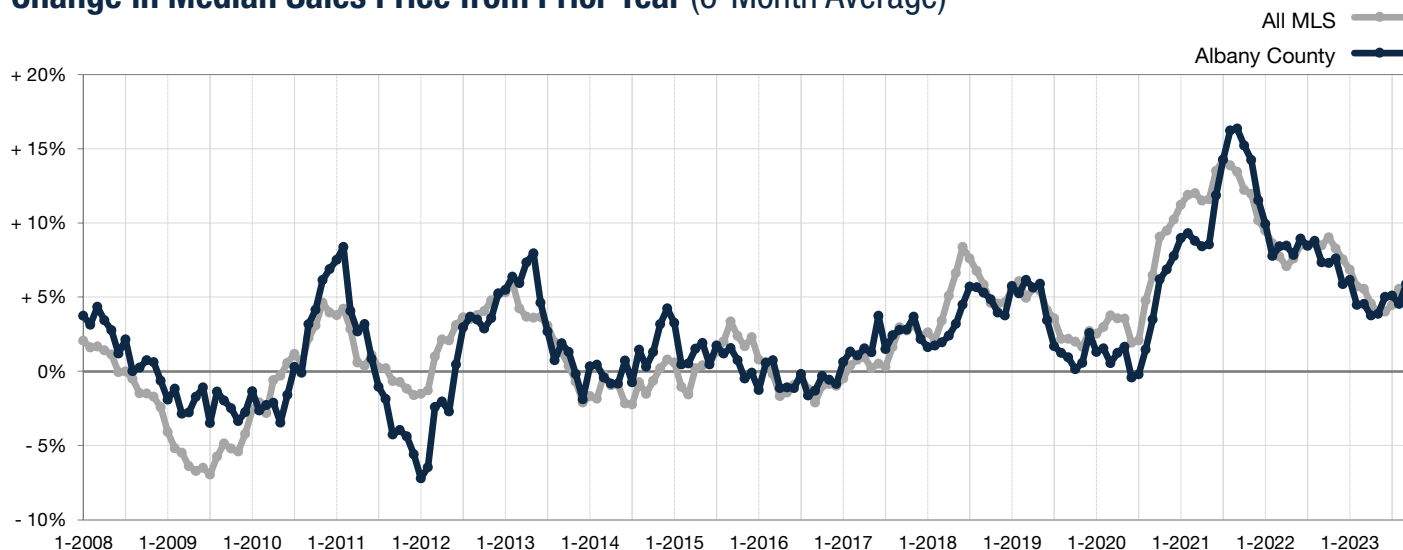


### Year to Date

■ 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.