

# Local Market Update – November 2023

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



## Albany County

**+ 15.1%**

Change in  
New Listings

**- 5.3%**

Change in  
Closed Sales

**+ 16.1%**

Change in  
Median Sales Price

### November

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	186	214	+ 15.1%	2,980	2,561	- 14.1%
Closed Sales	209	198	- 5.3%	2,600	2,089	- 19.7%
Median Sales Price*	\$286,500	<b>\$332,500</b>	+ 16.1%	\$285,611	<b>\$305,000</b>	+ 6.8%
Percent of Original List Price Received*	99.5%	<b>101.6%</b>	+ 2.1%	101.8%	<b>102.1%</b>	+ 0.3%
Days on Market Until Sale	23	<b>17</b>	- 23.9%	22	<b>20</b>	- 8.4%
Inventory of Homes for Sale	335	<b>299</b>	- 10.7%	--	--	--
Months Supply of Inventory	1.5	<b>1.6</b>	+ 5.5%	--	--	--

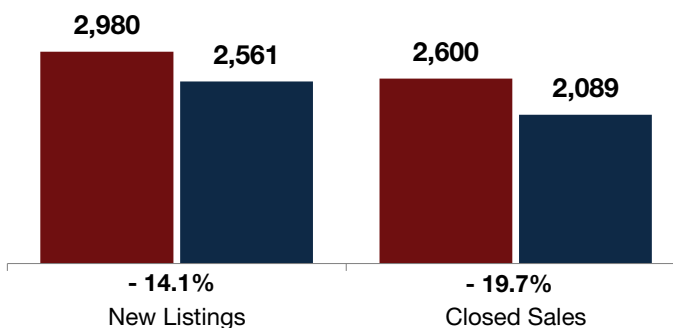
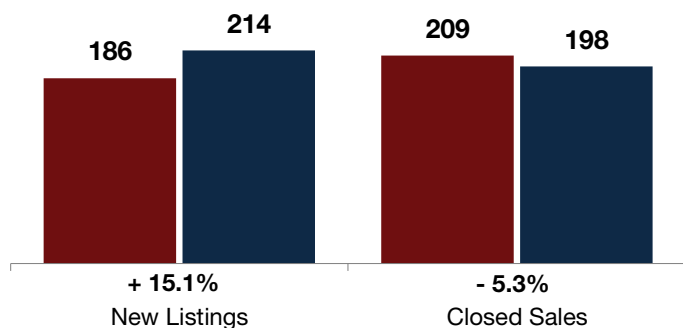
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

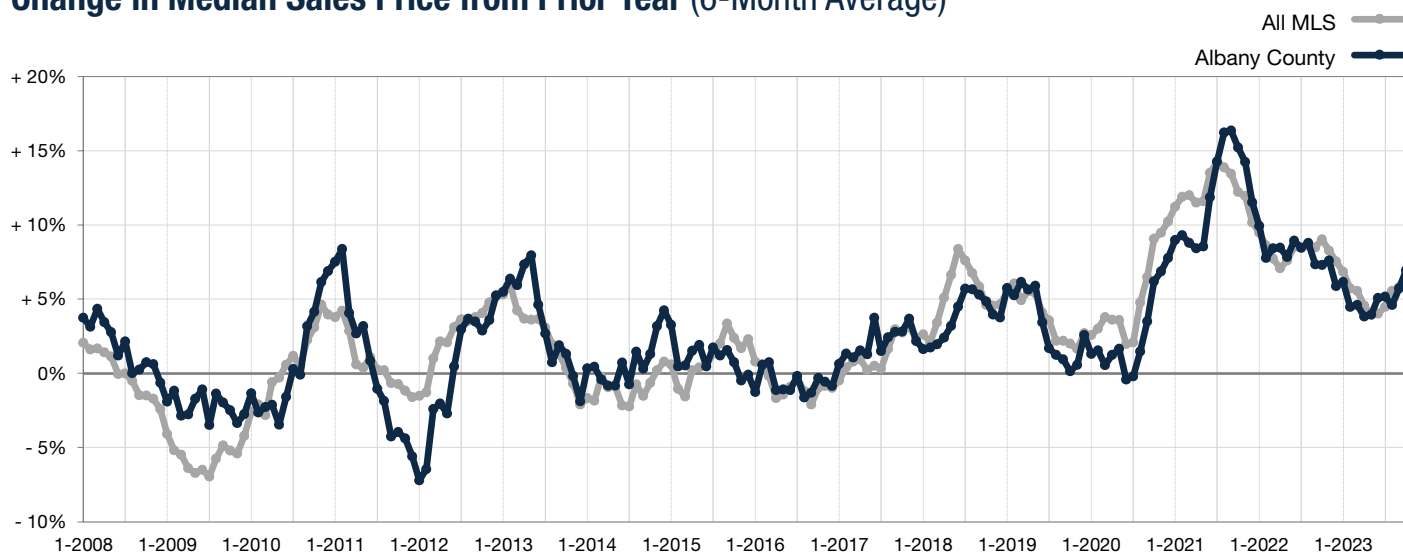
■ 2022 ■ 2023

### 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.