

Local Market Update – December 2023

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



Albany County

0.0%

Change in
New Listings

- 13.6%

Change in
Closed Sales

+ 14.7%

Change in
Median Sales Price

December

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	112	112	0.0%	3,093	2,677	- 13.4%
Closed Sales	220	190	- 13.6%	2,820	2,290	- 18.8%
Median Sales Price*	\$263,700	\$302,500	+ 14.7%	\$285,000	\$305,000	+ 7.0%
Percent of Original List Price Received*	99.9%	100.0%	+ 0.1%	101.6%	102.0%	+ 0.3%
Days on Market Until Sale	19	22	+ 12.5%	22	20	- 7.1%
Inventory of Homes for Sale	264	235	- 11.0%	--	--	--
Months Supply of Inventory	1.2	1.2	+ 3.8%	--	--	--

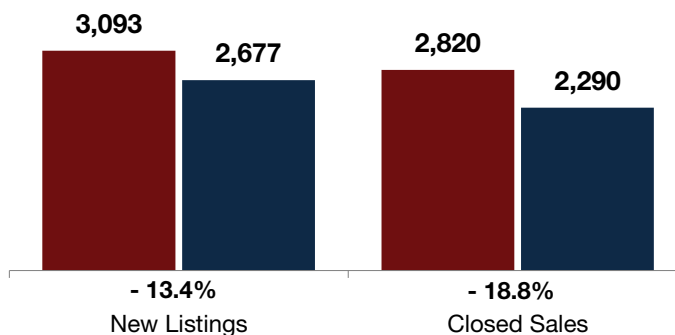
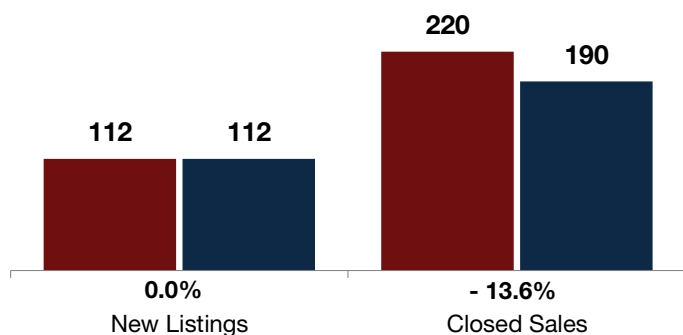
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

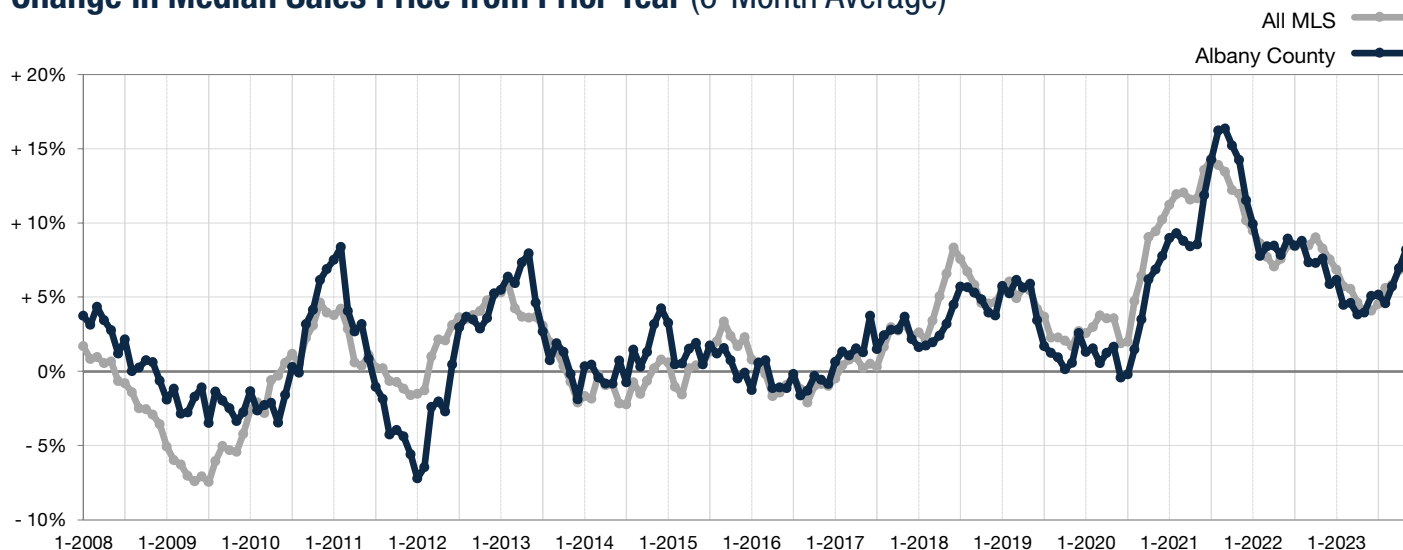
■ 2022 ■ 2023

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.