

# Local Market Update – February 2022

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



**+ 26.7%**

**- 32.8%**

**- 14.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

### February

### Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	45	57	+ 26.7%	87	118	+ 35.6%
Closed Sales	64	43	- 32.8%	114	99	- 13.2%
Median Sales Price*	\$221,750	\$190,000	- 14.3%	\$208,750	\$215,000	+ 3.0%
Percent of Original List Price Received*	96.6%	99.7%	+ 3.2%	97.4%	98.2%	+ 0.8%
Days on Market Until Sale	42	21	- 48.6%	35	28	- 19.6%
Inventory of Homes for Sale	85	65	- 23.5%	--	--	--
Months Supply of Inventory	1.3	1.0	- 28.2%	--	--	--

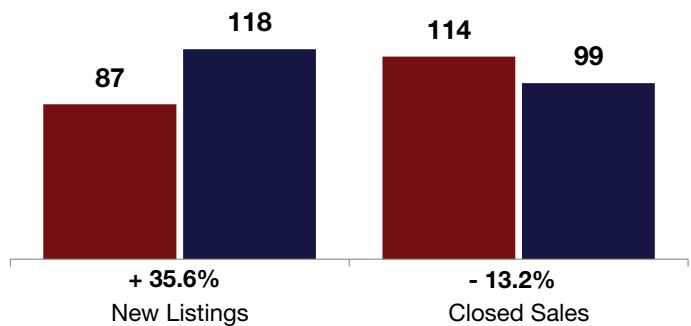
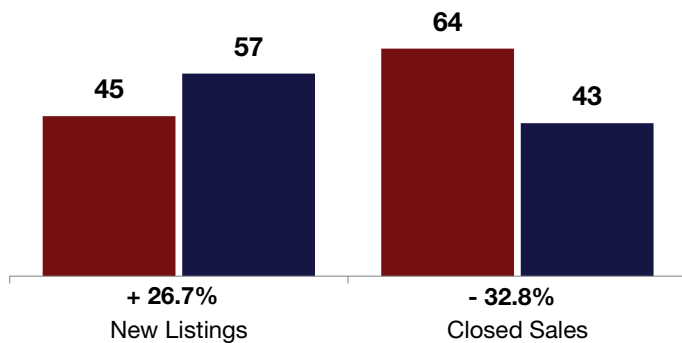
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

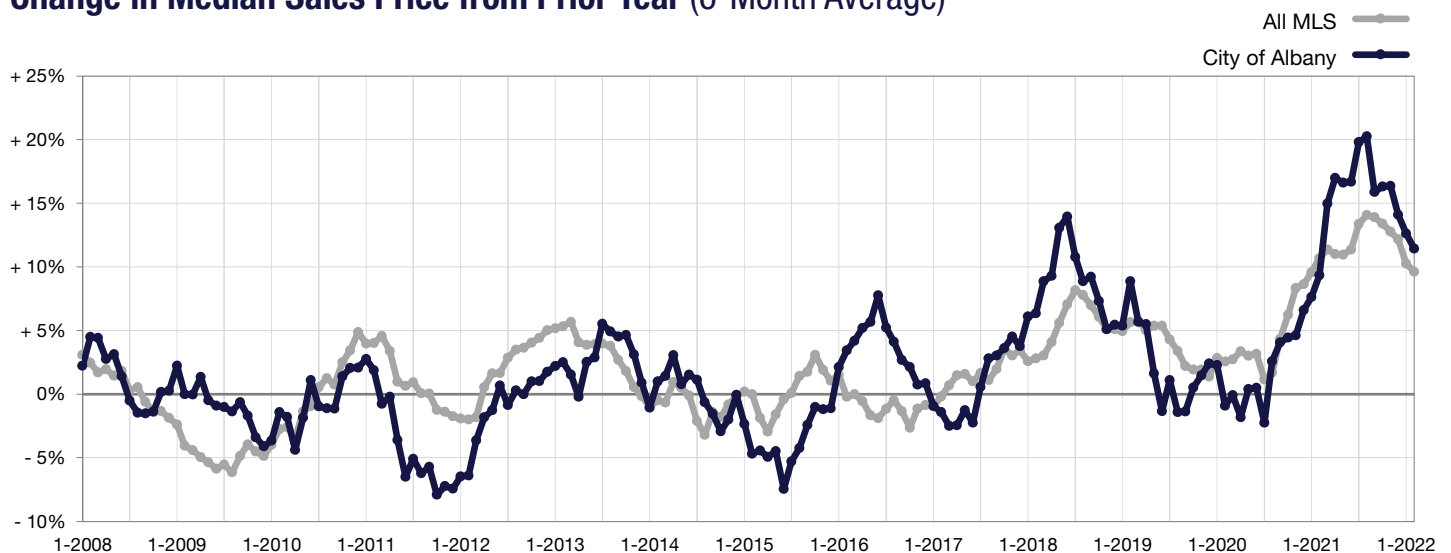
■ 2021 ■ 2022

### Year to Date

■ 2021 ■ 2022



### 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.