

Local Market Update – March 2022

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



City of Albany

- 1.2%

Change in
New Listings

- 8.3%

Change in
Closed Sales

+ 18.8%

Change in
Median Sales Price

	March			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	82	81	- 1.2%	169	199	+ 17.8%
Closed Sales	60	55	- 8.3%	174	158	- 9.2%
Median Sales Price*	\$191,000	\$227,000	+ 18.8%	\$200,750	\$219,500	+ 9.3%
Percent of Original List Price Received*	96.3%	100.7%	+ 4.6%	97.0%	99.2%	+ 2.3%
Days on Market Until Sale	72	22	- 69.2%	48	26	- 46.0%
Inventory of Homes for Sale	89	66	- 25.8%	--	--	--
Months Supply of Inventory	1.4	1.0	- 27.8%	--	--	--

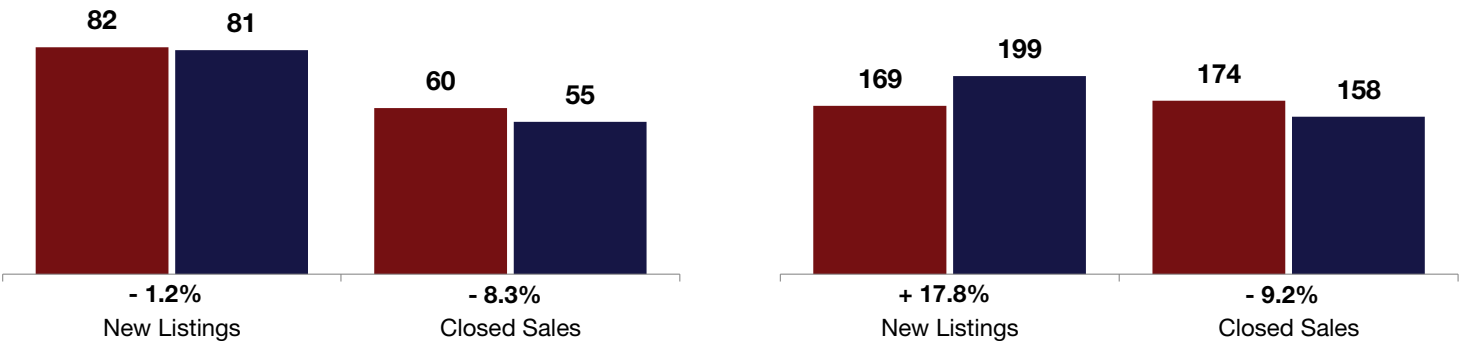
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

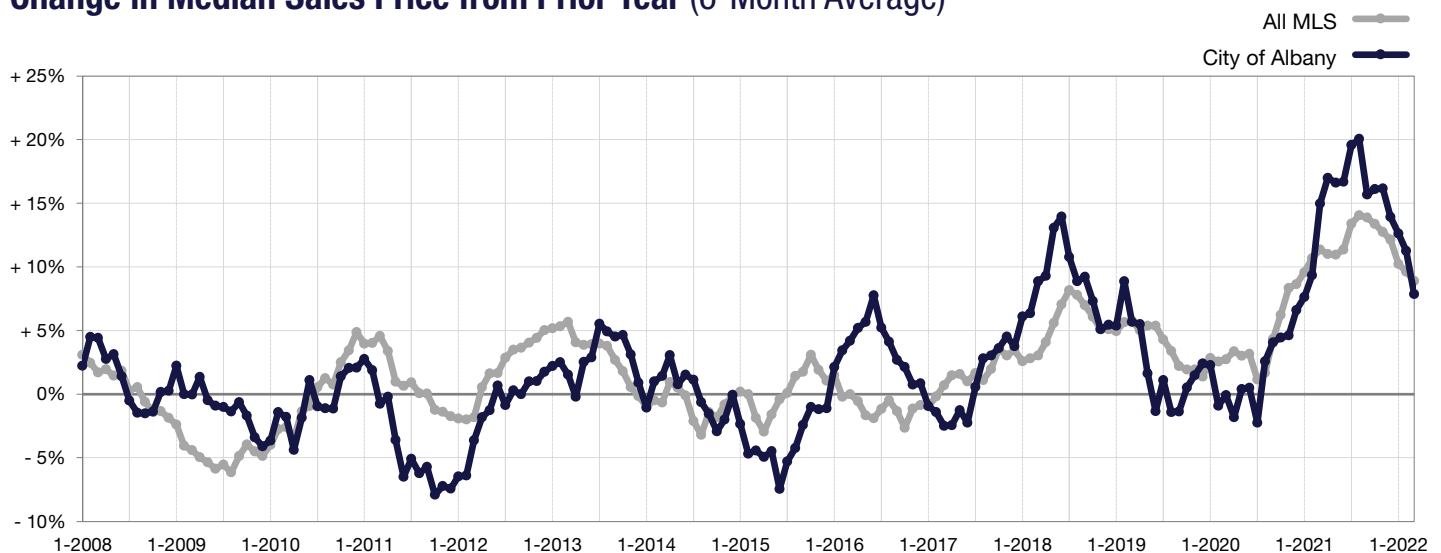
■ 2021 ■ 2022

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.