

Local Market Update – April 2022

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



+ 18.2%

+ 5.4%

0.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

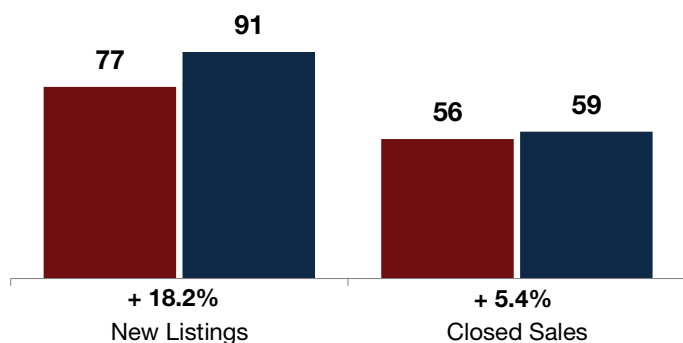
City of Albany

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	77	91	+ 18.2%	246	290	+ 17.9%
Closed Sales	56	59	+ 5.4%	230	219	- 4.8%
Median Sales Price*	\$216,000	\$216,000	0.0%	\$205,500	\$220,000	+ 7.1%
Percent of Original List Price Received*	102.2%	100.6%	- 1.6%	98.3%	99.6%	+ 1.3%
Days on Market Until Sale	42	38	- 11.3%	46	29	- 37.9%
Inventory of Homes for Sale	93	64	- 31.2%	--	--	--
Months Supply of Inventory	1.4	0.9	- 31.4%	--	--	--

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

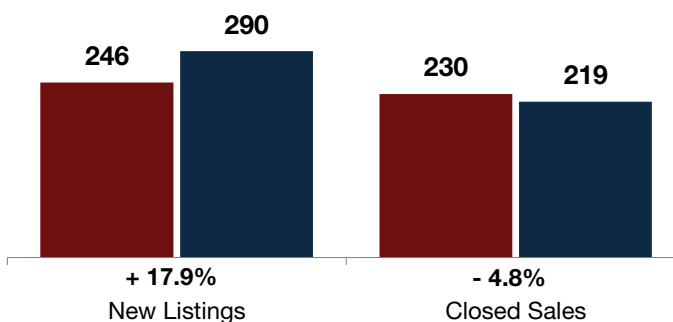
April

■ 2021 ■ 2022

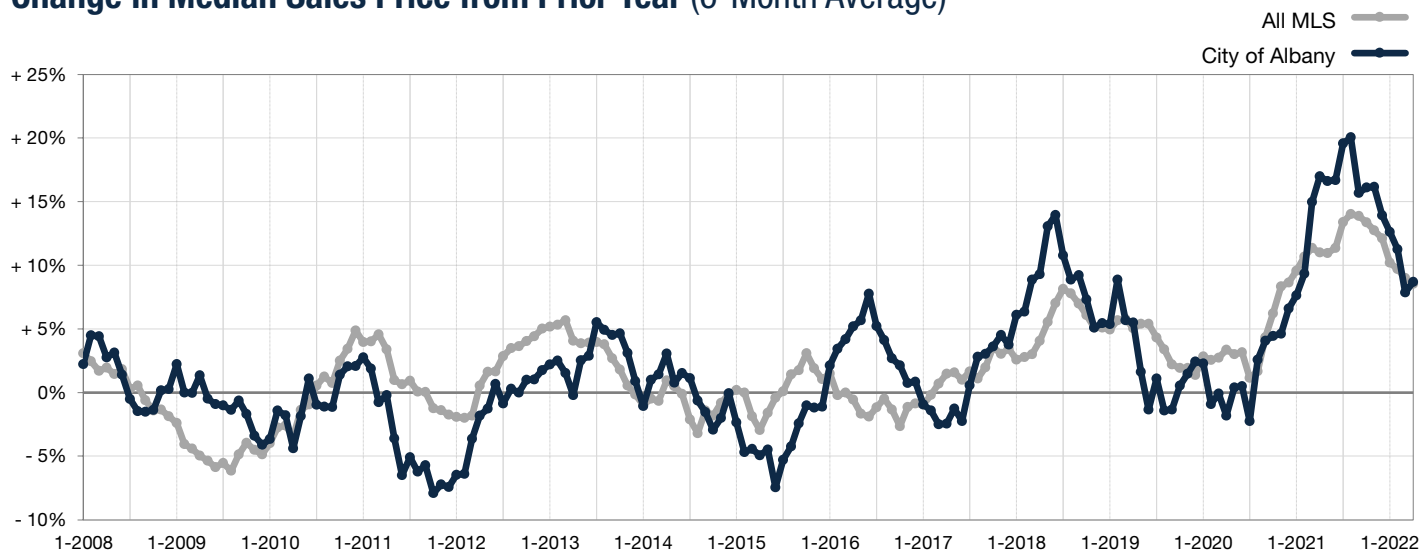


Year to Date

■ 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.