

Local Market Update – May 2022

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



+ 42.5%

- 9.3%

+ 19.4%

Change in
New Listings

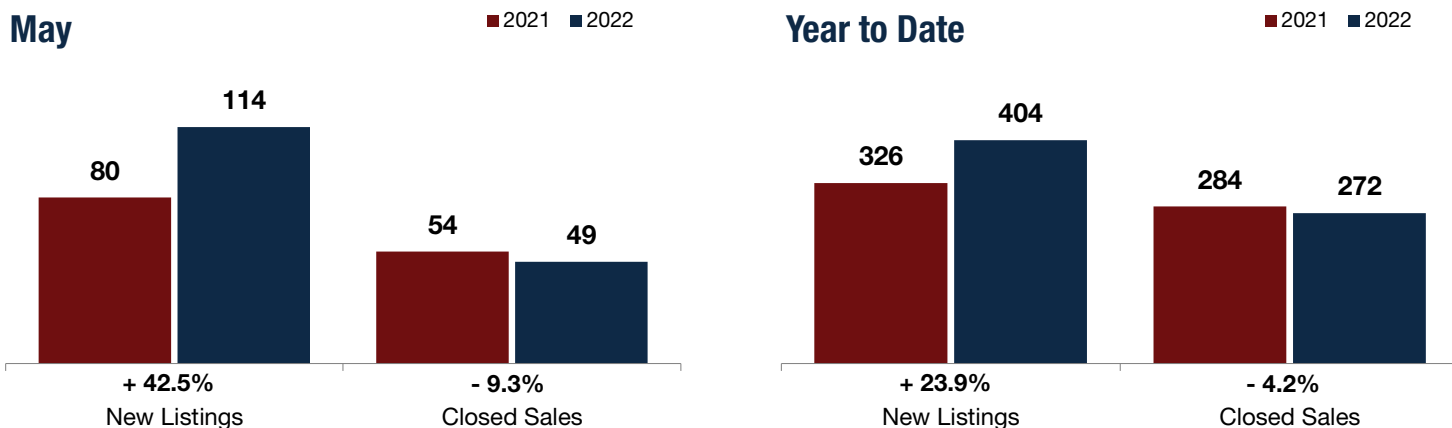
Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	80	114	+ 42.5%	326	404	+ 23.9%
Closed Sales	54	49	- 9.3%	284	272	- 4.2%
Median Sales Price*	\$206,000	\$246,000	+ 19.4%	\$205,500	\$223,438	+ 8.7%
Percent of Original List Price Received*	102.7%	102.4%	- 0.3%	99.1%	100.0%	+ 0.9%
Days on Market Until Sale	23	18	- 21.6%	42	27	- 36.6%
Inventory of Homes for Sale	84	81	- 3.6%	--	--	--
Months Supply of Inventory	1.2	1.2	- 3.9%	--	--	--

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



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.