

Local Market Update – July 2022

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



- 1.0%

+ 14.9%

+ 9.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

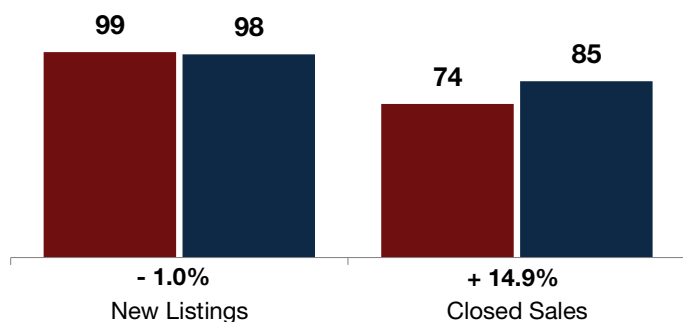
City of Albany

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	99	98	- 1.0%	524	612	+ 16.8%
Closed Sales	74	85	+ 14.9%	434	451	+ 3.9%
Median Sales Price*	\$227,500	\$250,000	+ 9.9%	\$215,000	\$237,000	+ 10.2%
Percent of Original List Price Received*	103.0%	103.7%	+ 0.7%	100.5%	101.8%	+ 1.3%
Days on Market Until Sale	15	11	- 26.0%	32	21	- 33.8%
Inventory of Homes for Sale	120	110	- 8.3%	--	--	--
Months Supply of Inventory	1.8	1.6	- 14.1%	--	--	--

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

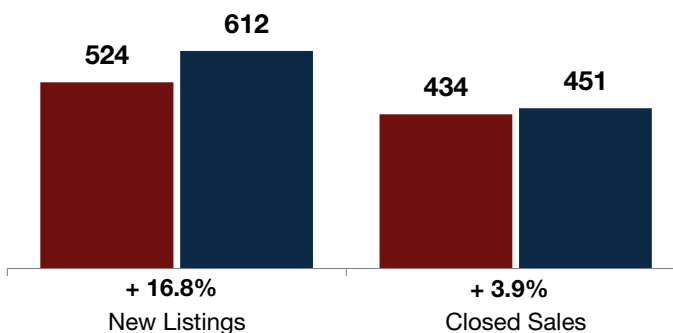
July

■ 2021 ■ 2022

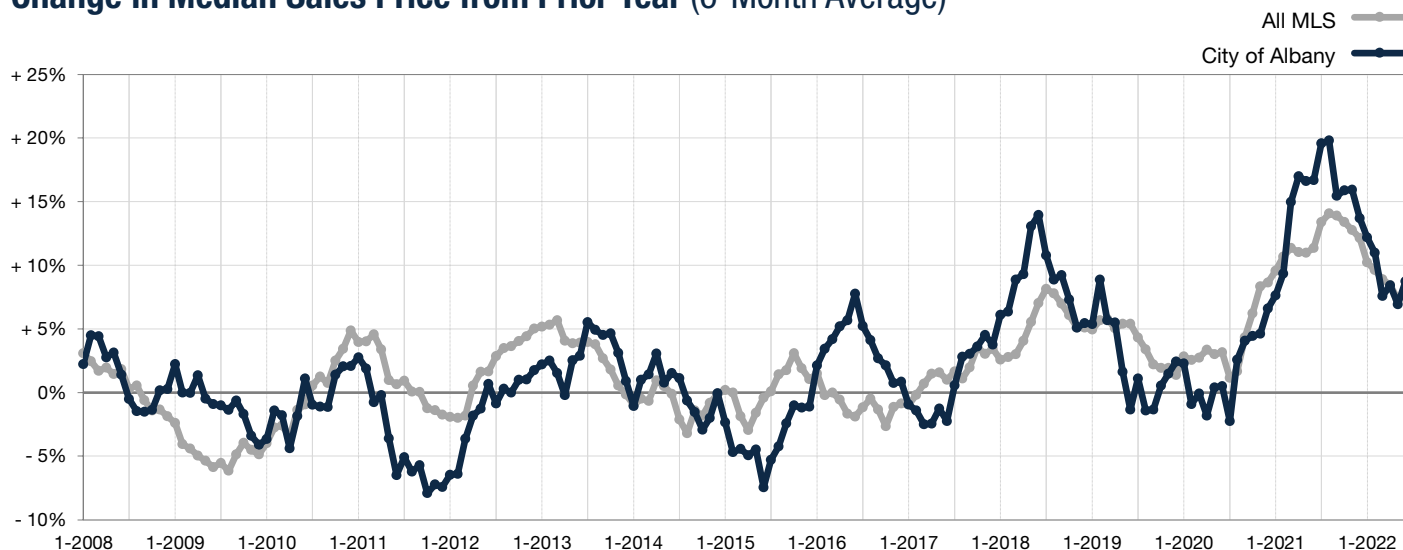


Year to Date

■ 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.