

Local Market Update – August 2022

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



- 27.3%

+ 12.0%

+ 11.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

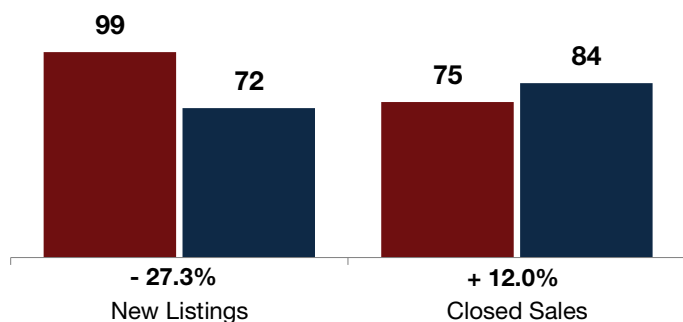
City of Albany

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	99	72	- 27.3%	623	686	+ 10.1%
Closed Sales	75	84	+ 12.0%	509	539	+ 5.9%
Median Sales Price*	\$222,000	\$247,550	+ 11.5%	\$215,000	\$239,900	+ 11.6%
Percent of Original List Price Received*	102.9%	103.9%	+ 1.1%	100.8%	102.1%	+ 1.3%
Days on Market Until Sale	14	12	- 17.6%	29	20	- 33.1%
Inventory of Homes for Sale	154	85	- 44.8%	--	--	--
Months Supply of Inventory	2.4	1.2	- 51.3%	--	--	--

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

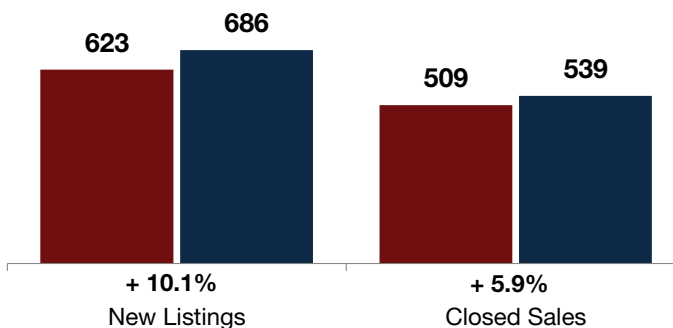
August

■ 2021 ■ 2022

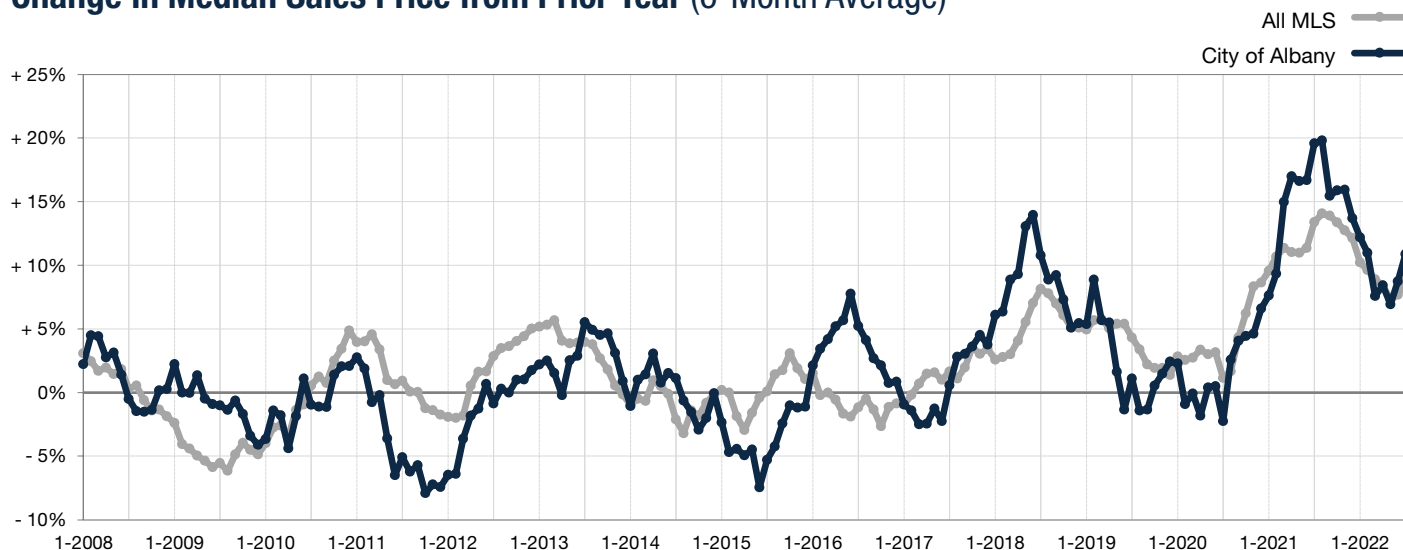


Year to Date

■ 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.