

Local Market Update – October 2022

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



- 15.2%

Change in
New Listings

- 13.0%

Change in
Closed Sales

+ 13.2%

Change in
Median Sales Price

City of Albany

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	79	67	- 15.2%	787	824	+ 4.7%
Closed Sales	69	60	- 13.0%	637	688	+ 8.0%
Median Sales Price*	\$215,000	\$243,450	+ 13.2%	\$215,000	\$239,900	+ 11.6%
Percent of Original List Price Received*	99.6%	101.1%	+ 1.5%	100.8%	101.8%	+ 0.9%
Days on Market Until Sale	18	22	+ 18.0%	27	20	- 25.6%
Inventory of Homes for Sale	136	90	- 33.8%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.6%	--	--	--

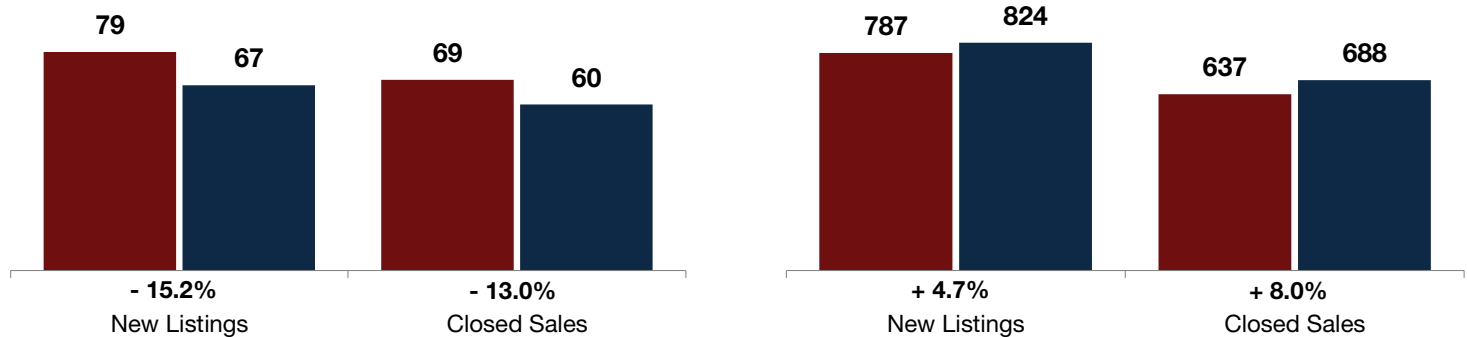
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

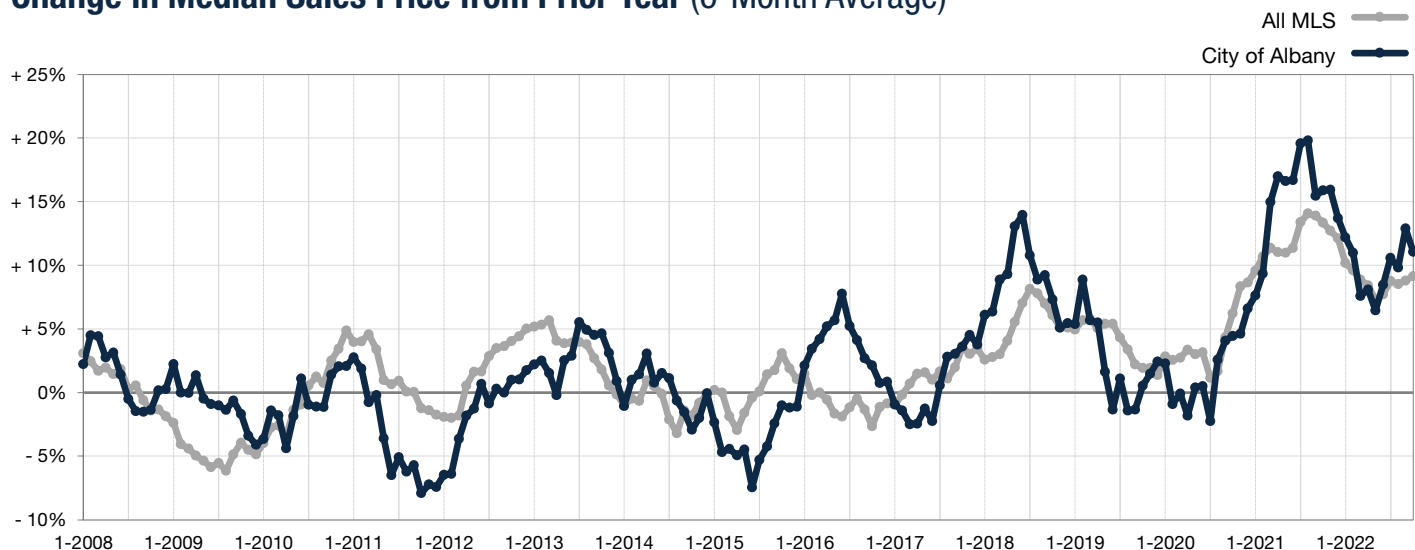
■ 2021 ■ 2022

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.