

# Local Market Update – November 2022

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



**- 34.1%**

**- 28.9%**

**+ 8.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

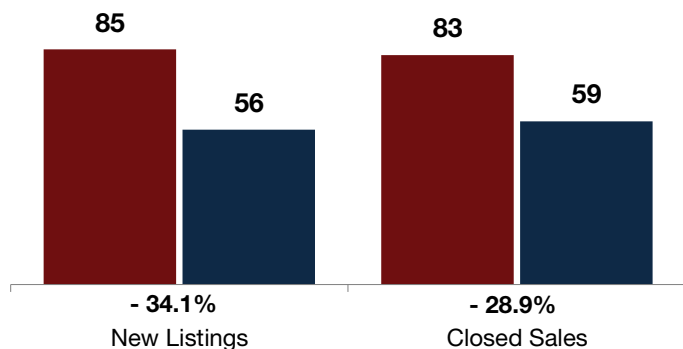
## City of Albany

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	85	56	- 34.1%	872	879	+ 0.8%
Closed Sales	83	59	- 28.9%	720	752	+ 4.4%
Median Sales Price*	\$226,700	<b>\$245,000</b>	+ 8.1%	\$217,050	<b>\$239,900</b>	+ 10.5%
Percent of Original List Price Received*	98.9%	<b>100.3%</b>	+ 1.5%	100.6%	<b>101.6%</b>	+ 1.1%
Days on Market Until Sale	23	<b>24</b>	+ 3.1%	26	<b>20</b>	- 23.5%
Inventory of Homes for Sale	130	<b>75</b>	- 42.3%	--	--	--
Months Supply of Inventory	2.0	<b>1.1</b>	- 45.1%	--	--	--

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

### November

■ 2021 ■ 2022

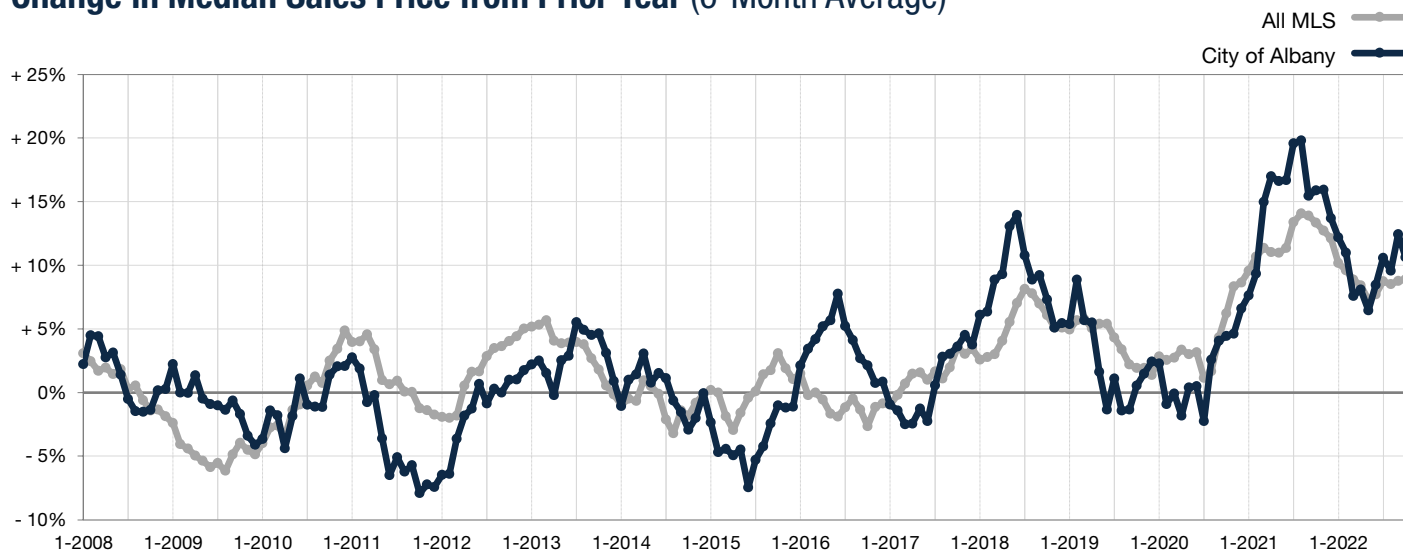


### Year to Date

■ 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.