

Local Market Update – December 2022

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



0.0%

- 20.0%

+ 5.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

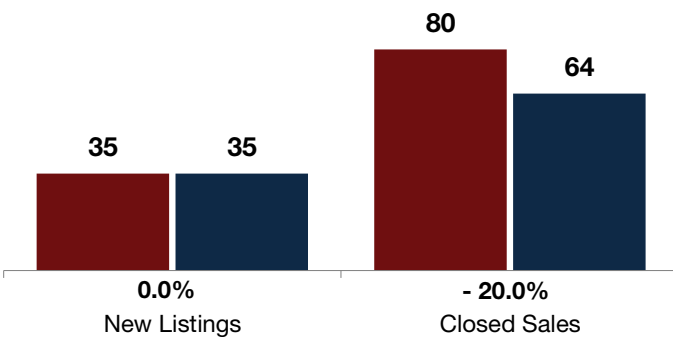
City of Albany

	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	35	35	0.0%	907	914	+ 0.8%
Closed Sales	80	64	- 20.0%	800	818	+ 2.3%
Median Sales Price*	\$217,500	\$230,000	+ 5.7%	\$217,050	\$239,898	+ 10.5%
Percent of Original List Price Received*	98.8%	99.0%	+ 0.2%	100.4%	101.5%	+ 1.0%
Days on Market Until Sale	29	21	- 28.8%	26	20	- 24.3%
Inventory of Homes for Sale	92	58	- 37.0%	--	--	--
Months Supply of Inventory	1.4	0.9	- 38.1%	--	--	--

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

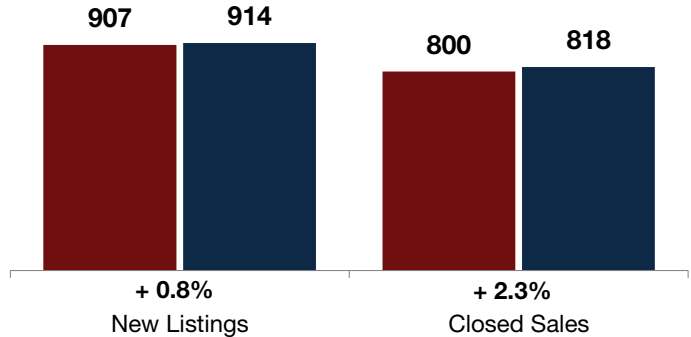
December

■ 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.