

# Local Market Update – January 2023

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



**- 47.5%**

**- 10.3%**

**+ 4.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

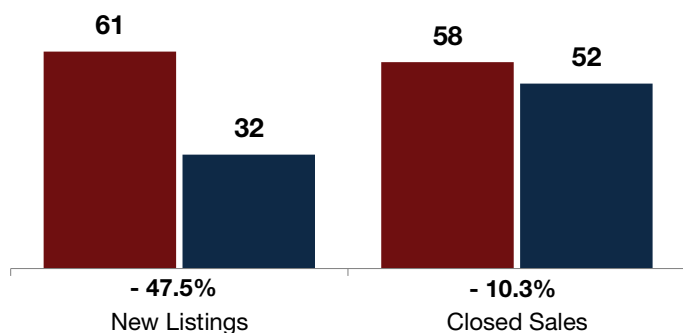
## City of Albany

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	61	32	- 47.5%	61	32	- 47.5%
Closed Sales	58	52	- 10.3%	58	52	- 10.3%
Median Sales Price*	\$220,500	<b>\$230,000</b>	+ 4.3%	\$220,500	<b>\$230,000</b>	+ 4.3%
Percent of Original List Price Received*	96.8%	<b>97.4%</b>	+ 0.5%	96.8%	<b>97.4%</b>	+ 0.5%
Days on Market Until Sale	33	<b>22</b>	- 31.7%	33	<b>22</b>	- 31.7%
Inventory of Homes for Sale	76	<b>46</b>	- 39.5%	--	--	--
Months Supply of Inventory	1.2	<b>0.7</b>	- 39.0%	--	--	--

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

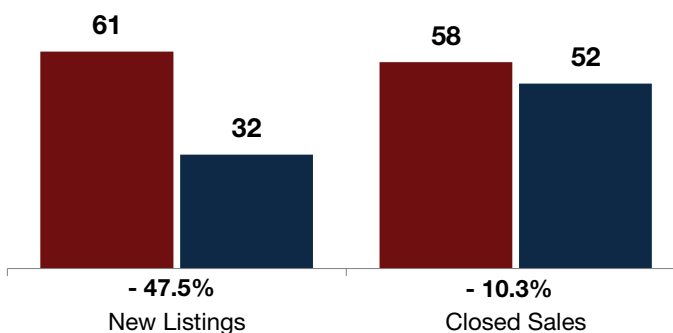
### January

■ 2022 ■ 2023

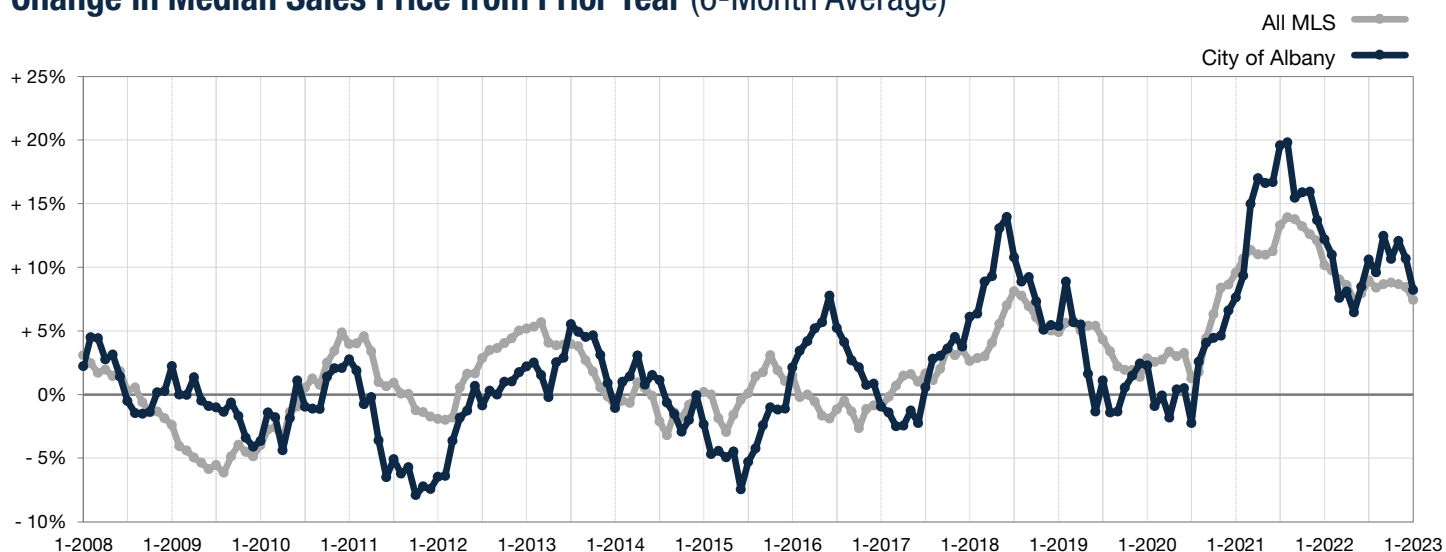


### Year to Date

■ 2022 ■ 2023



### 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.