

Local Market Update – February 2023

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



0.0%

- 50.0%

+ 16.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

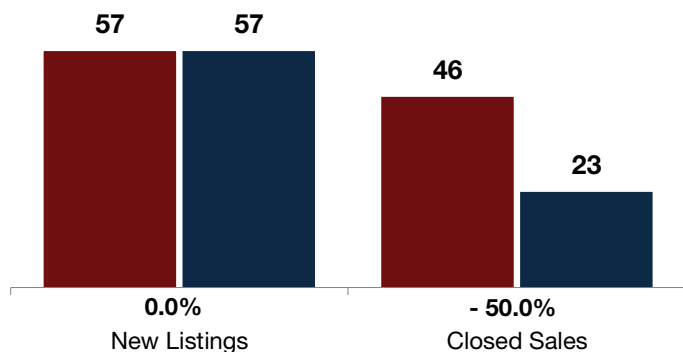
City of Albany

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	57	57	0.0%	118	89	- 24.6%
Closed Sales	46	23	- 50.0%	104	76	- 26.9%
Median Sales Price*	\$189,500	\$220,000	+ 16.1%	\$211,000	\$227,500	+ 7.8%
Percent of Original List Price Received*	100.4%	100.0%	- 0.4%	98.4%	98.0%	- 0.4%
Days on Market Until Sale	20	29	+ 44.4%	27	24	- 10.6%
Inventory of Homes for Sale	72	45	- 37.5%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.9%	--	--	--

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

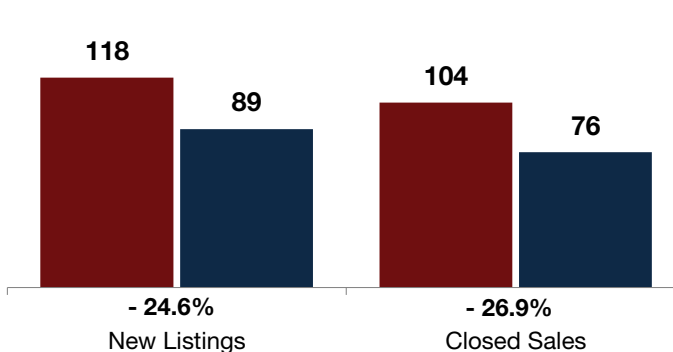
February

■ 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.