

Local Market Update – March 2023

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



- 20.7%

- 25.4%

+ 7.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

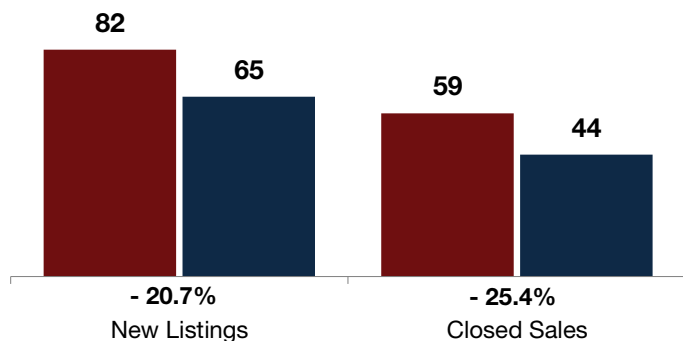
City of Albany

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	82	65	- 20.7%	200	154	- 23.0%
Closed Sales	59	44	- 25.4%	163	123	- 24.5%
Median Sales Price*	\$227,000	\$243,000	+ 7.0%	\$219,000	\$229,750	+ 4.9%
Percent of Original List Price Received*	100.0%	96.5%	- 3.5%	99.0%	97.6%	- 1.4%
Days on Market Until Sale	25	37	+ 44.3%	27	28	+ 6.5%
Inventory of Homes for Sale	78	49	- 37.2%	--	--	--
Months Supply of Inventory	1.2	0.8	- 35.0%	--	--	--

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

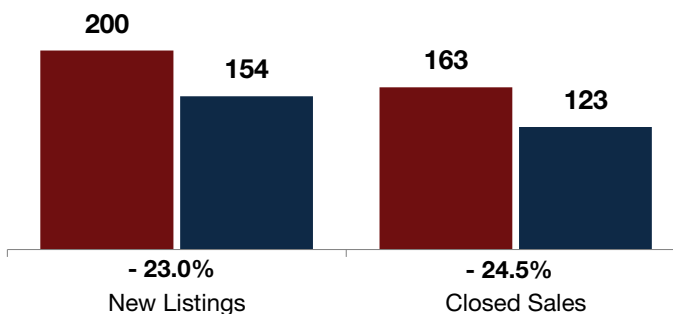
March

■ 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.