

Local Market Update – April 2023

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



- 46.2%

- 32.3%

- 0.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

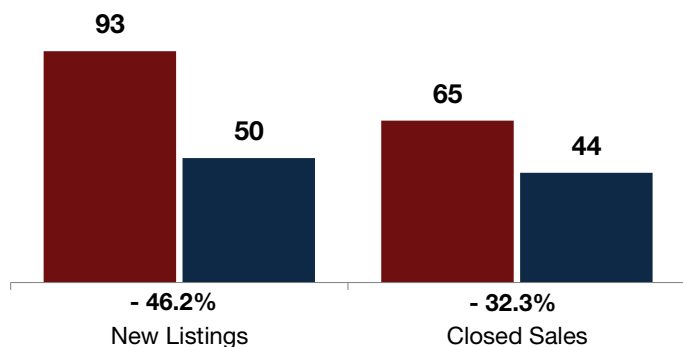
City of Albany

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	93	50	- 46.2%	293	205	- 30.0%
Closed Sales	65	44	- 32.3%	228	168	- 26.3%
Median Sales Price*	\$216,000	\$215,500	- 0.2%	\$218,950	\$225,000	+ 2.8%
Percent of Original List Price Received*	99.6%	99.9%	+ 0.3%	99.2%	98.3%	- 0.9%
Days on Market Until Sale	35	25	- 28.7%	29	27	- 5.8%
Inventory of Homes for Sale	85	37	- 56.5%	--	--	--
Months Supply of Inventory	1.3	0.6	- 52.9%	--	--	--

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

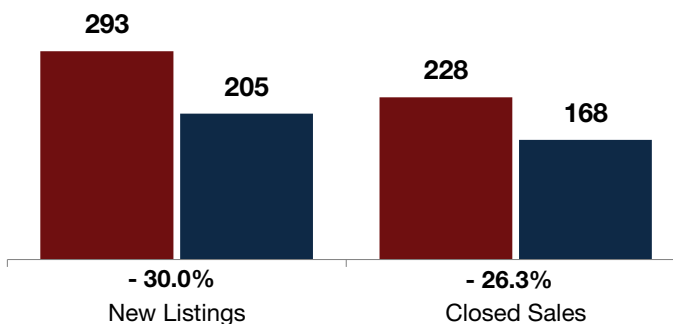
April

■ 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.