

# Local Market Update – May 2023

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



**- 50.9%**

**- 9.3%**

**+ 6.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

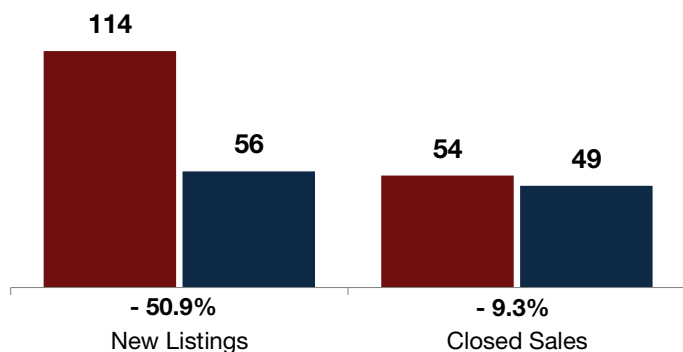
## City of Albany

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	114	56	- 50.9%	407	262	- 35.6%
Closed Sales	54	49	- 9.3%	282	218	- 22.7%
Median Sales Price*	\$244,000	<b>\$260,000</b>	+ 6.6%	\$221,438	<b>\$230,000</b>	+ 3.9%
Percent of Original List Price Received*	102.1%	<b>103.3%</b>	+ 1.2%	99.7%	<b>99.4%</b>	- 0.3%
Days on Market Until Sale	18	<b>28</b>	+ 53.9%	27	<b>27</b>	+ 1.5%
Inventory of Homes for Sale	97	<b>28</b>	- 71.1%	--	--	--
Months Supply of Inventory	1.4	<b>0.5</b>	- 67.1%	--	--	--

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

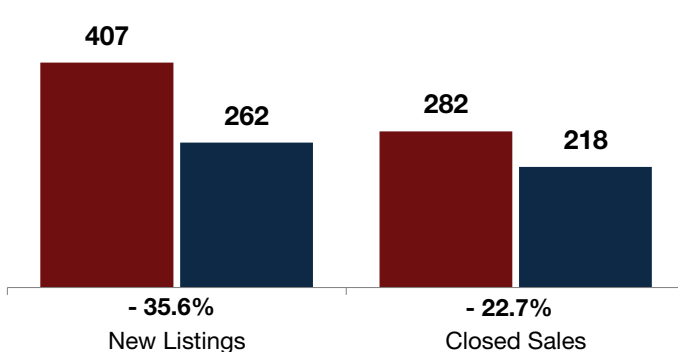
### May

■ 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.