

Local Market Update – June 2023

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



- 42.6%

- 50.0%

- 7.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

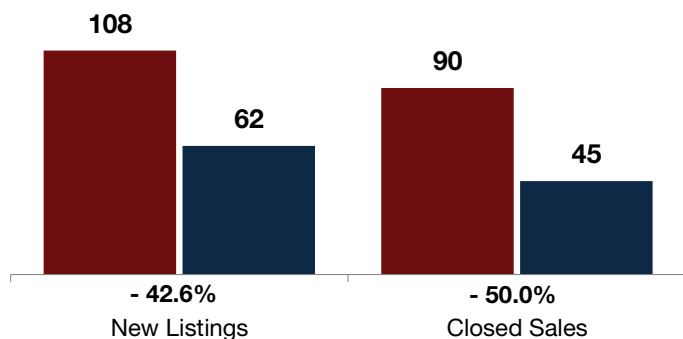
City of Albany

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	108	62	- 42.6%	515	324	- 37.1%
Closed Sales	90	45	- 50.0%	372	265	- 28.8%
Median Sales Price*	\$271,000	\$250,000	- 7.7%	\$231,000	\$235,000	+ 1.7%
Percent of Original List Price Received*	105.9%	106.5%	+ 0.6%	101.2%	100.7%	- 0.5%
Days on Market Until Sale	14	12	- 15.1%	24	25	+ 3.4%
Inventory of Homes for Sale	111	40	- 64.0%	--	--	--
Months Supply of Inventory	1.6	0.7	- 55.4%	--	--	--

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

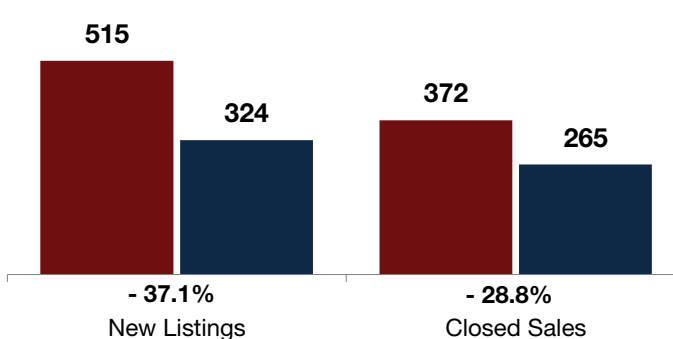
June

■ 2022 ■ 2023

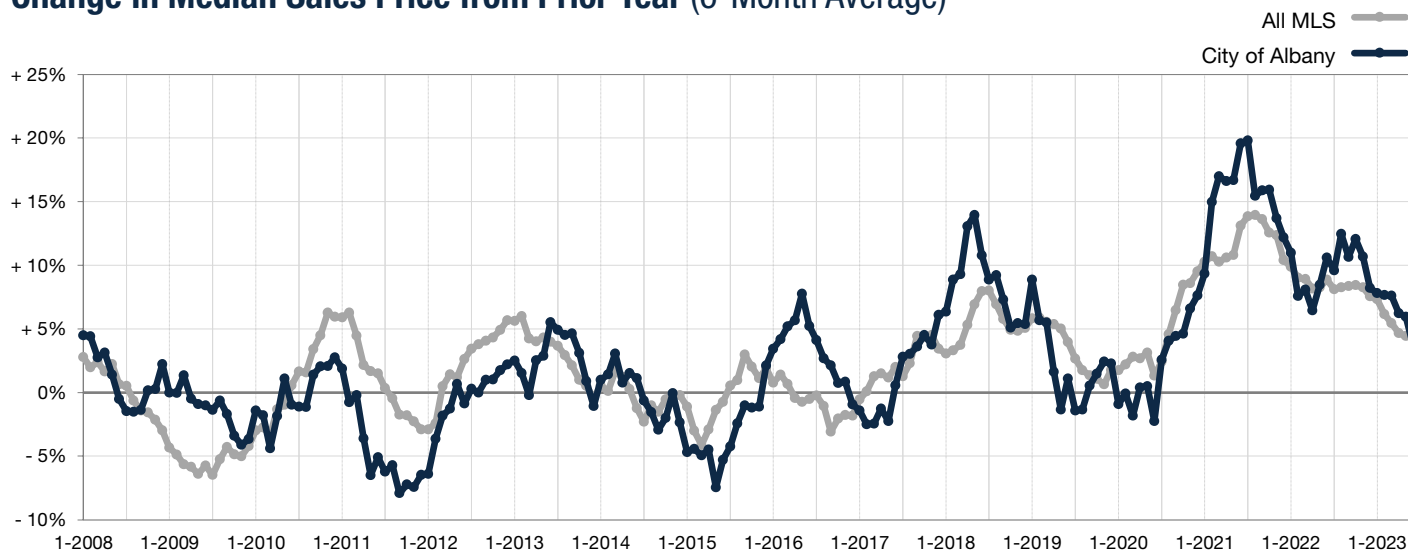


Year to Date

■ 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.