

Local Market Update – July 2023

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



- 51.5%

- 47.3%

+ 8.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

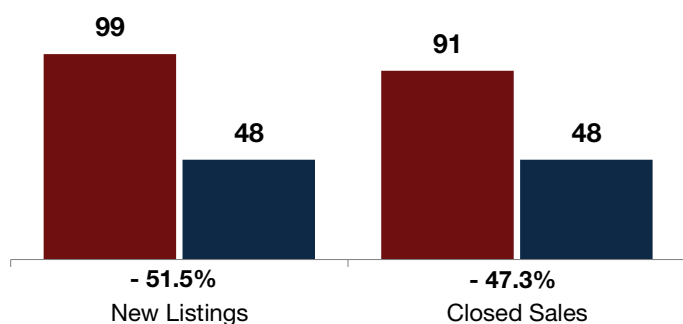
City of Albany

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	99	48	- 51.5%	614	372	- 39.4%
Closed Sales	91	48	- 47.3%	463	314	- 32.2%
Median Sales Price*	\$245,000	\$265,000	+ 8.2%	\$235,000	\$245,000	+ 4.3%
Percent of Original List Price Received*	103.6%	104.3%	+ 0.7%	101.7%	101.2%	- 0.4%
Days on Market Until Sale	11	22	+ 106.9%	21	24	+ 13.9%
Inventory of Homes for Sale	122	43	- 64.8%	--	--	--
Months Supply of Inventory	1.8	0.8	- 53.6%	--	--	--

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

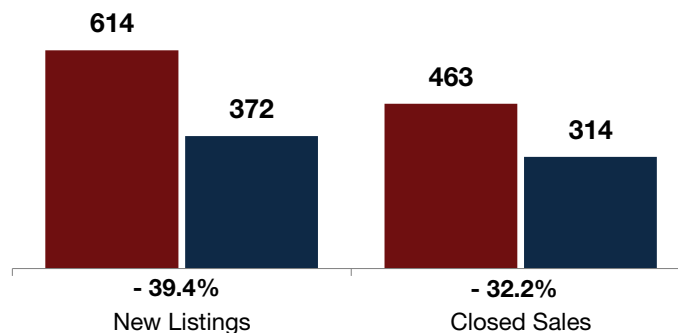
July

■ 2022 ■ 2023

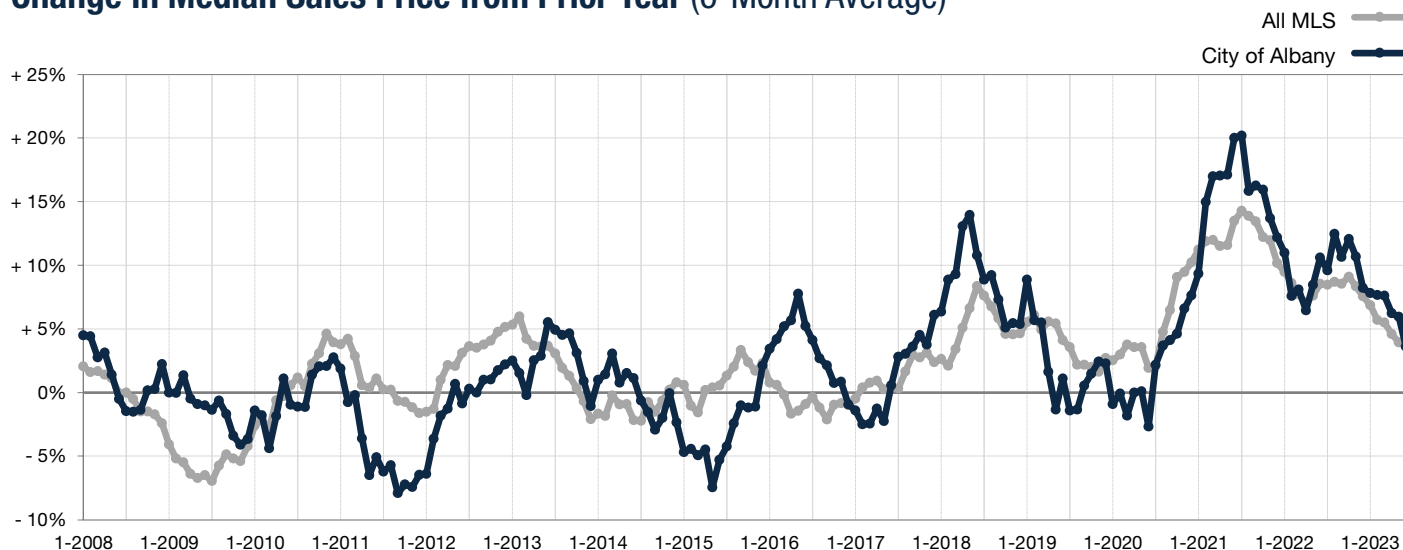


Year to Date

■ 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.