

Local Market Update – August 2023

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



+ 14.1%

- 37.2%

+ 17.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	71	81	+ 14.1%	685	454	- 33.7%
Closed Sales	86	54	- 37.2%	549	369	- 32.8%
Median Sales Price*	\$247,550	\$289,950	+ 17.1%	\$239,900	\$250,500	+ 4.4%
Percent of Original List Price Received*	104.0%	105.7%	+ 1.6%	102.1%	101.9%	- 0.1%
Days on Market Until Sale	12	15	+ 24.6%	20	23	+ 15.3%
Inventory of Homes for Sale	95	67	- 29.5%	--	--	--
Months Supply of Inventory	1.3	1.3	- 0.6%	--	--	--

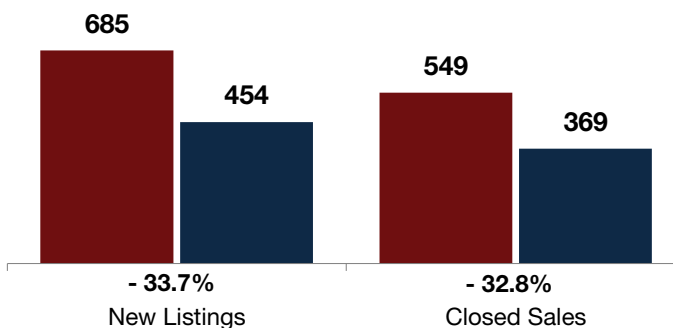
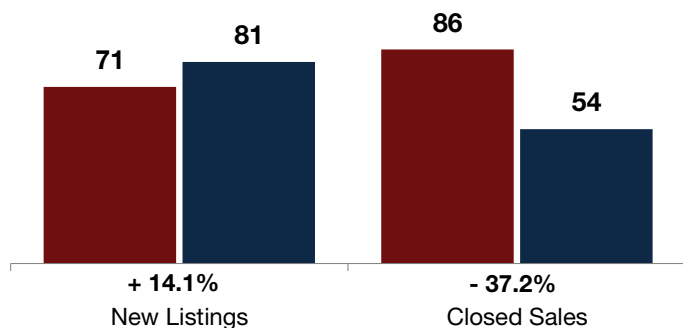
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

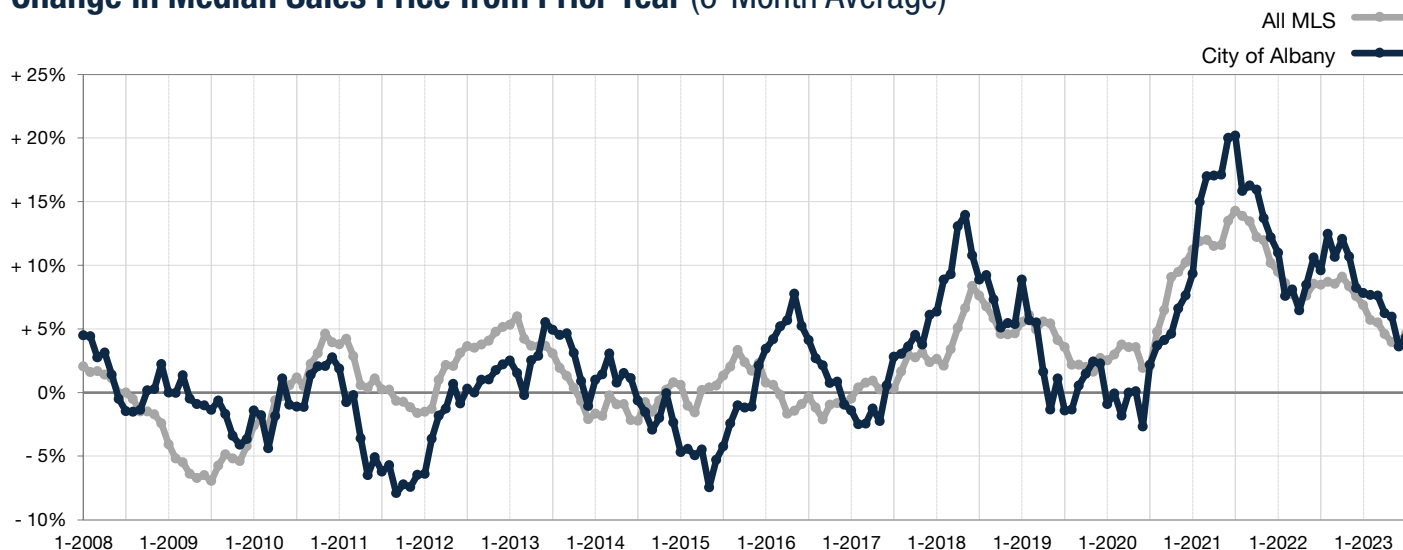
■ 2022 ■ 2023

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.