

# Local Market Update – September 2023

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



**- 15.5%**

**- 43.9%**

**+ 13.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	71	60	- 15.5%	756	514	- 32.0%
Closed Sales	82	46	- 43.9%	632	418	- 33.9%
Median Sales Price*	\$235,000	<b>\$267,500</b>	+ 13.8%	\$239,900	<b>\$250,000</b>	+ 4.2%
Percent of Original List Price Received*	100.7%	<b>105.4%</b>	+ 4.7%	101.8%	<b>102.3%</b>	+ 0.5%
Days on Market Until Sale	17	<b>15</b>	- 12.1%	19	<b>22</b>	+ 12.7%
Inventory of Homes for Sale	96	<b>67</b>	- 30.2%	--	--	--
Months Supply of Inventory	1.4	<b>1.3</b>	- 3.4%	--	--	--

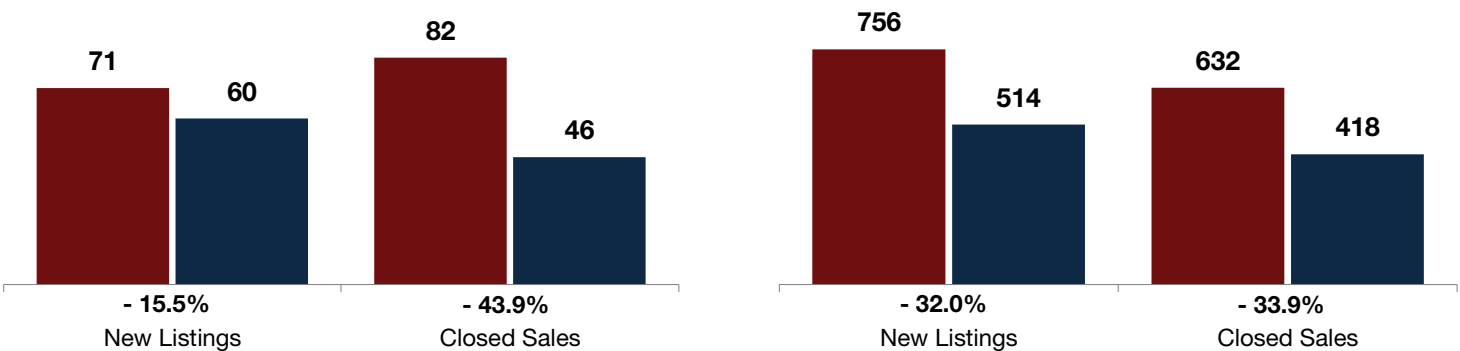
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

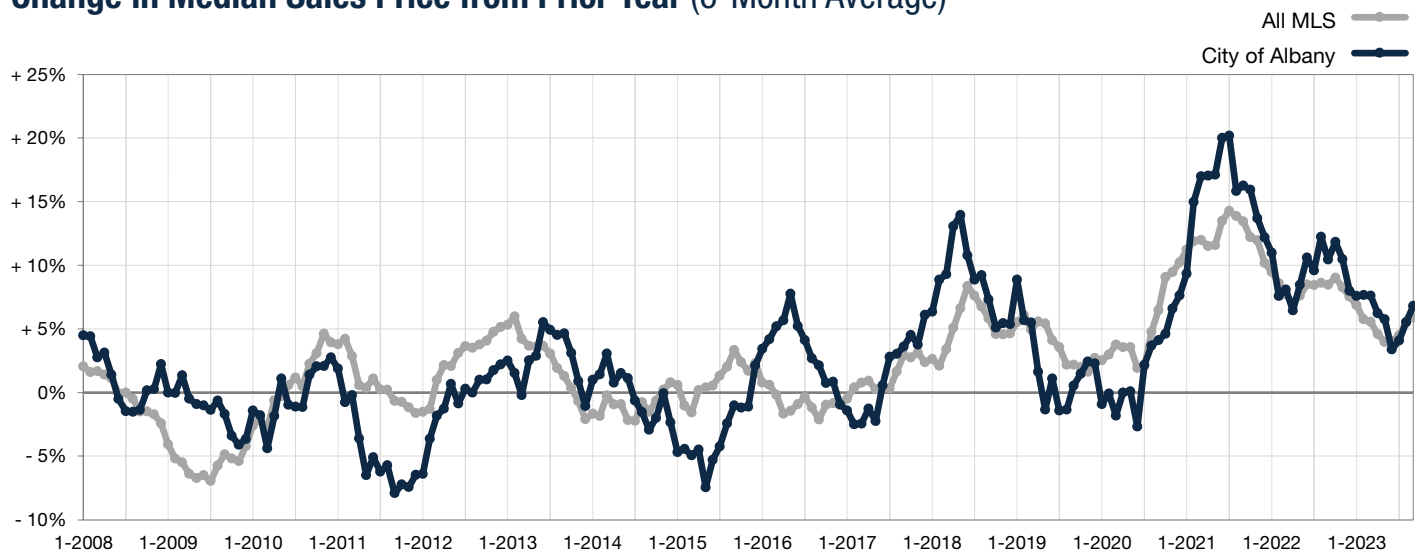
■ 2022 ■ 2023

### 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.