

Local Market Update – October 2023

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



+ 4.5%

- 20.3%

+ 3.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

October

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	66	69	+ 4.5%	822	583	- 29.1%
Closed Sales	64	51	- 20.3%	696	471	- 32.3%
Median Sales Price*	\$236,500	\$245,000	+ 3.6%	\$239,898	\$250,000	+ 4.2%
Percent of Original List Price Received*	100.8%	100.6%	- 0.2%	101.7%	102.1%	+ 0.3%
Days on Market Until Sale	21	21	+ 0.8%	20	22	+ 11.3%
Inventory of Homes for Sale	97	70	- 27.8%	--	--	--
Months Supply of Inventory	1.4	1.4	- 1.6%	--	--	--

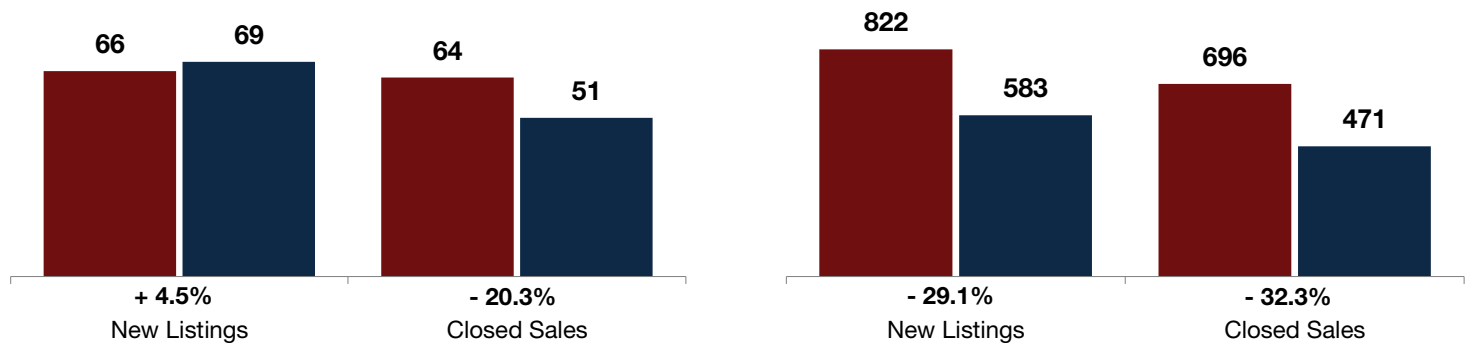
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

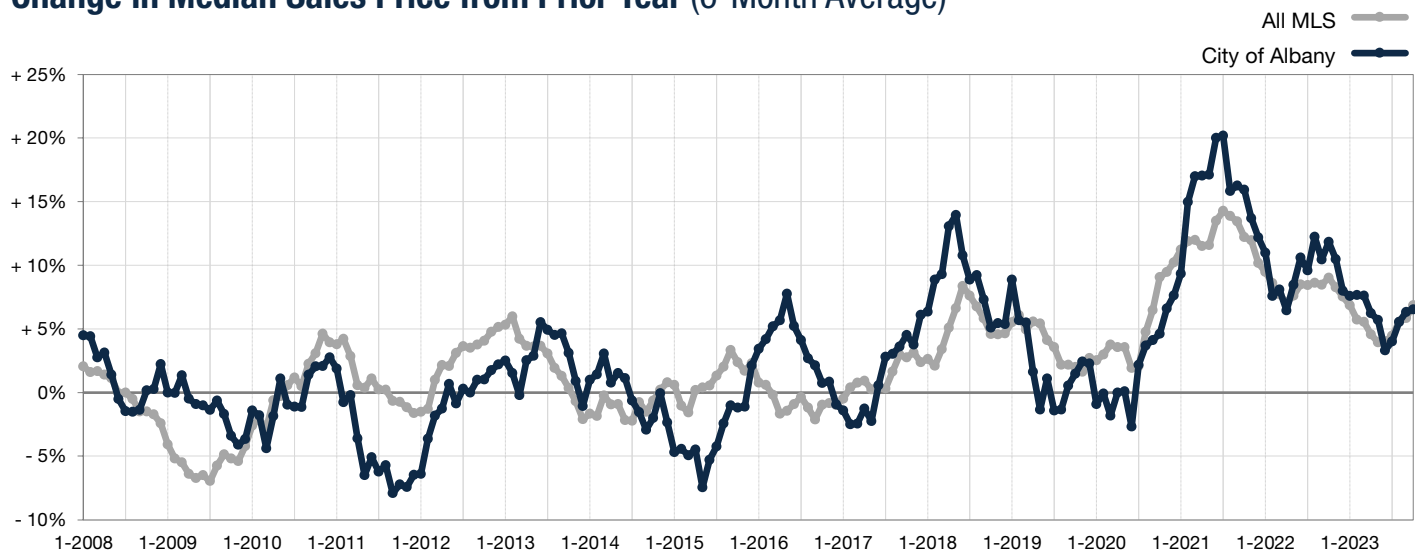
■ 2022 ■ 2023

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.