

Local Market Update – November 2023

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



+ 19.6%

- 30.0%

+ 15.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	56	67	+ 19.6%	878	651	- 25.9%
Closed Sales	60	42	- 30.0%	756	514	- 32.0%
Median Sales Price*	\$242,500	\$280,950	+ 15.9%	\$239,900	\$251,000	+ 4.6%
Percent of Original List Price Received*	100.5%	103.2%	+ 2.6%	101.7%	102.2%	+ 0.5%
Days on Market Until Sale	24	15	- 37.4%	20	21	+ 6.6%
Inventory of Homes for Sale	83	81	- 2.4%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 32.7%	--	--	--

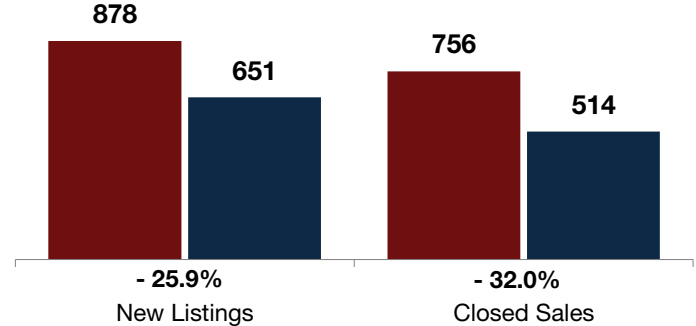
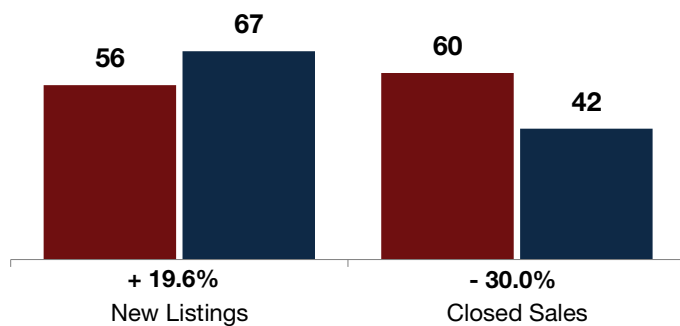
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

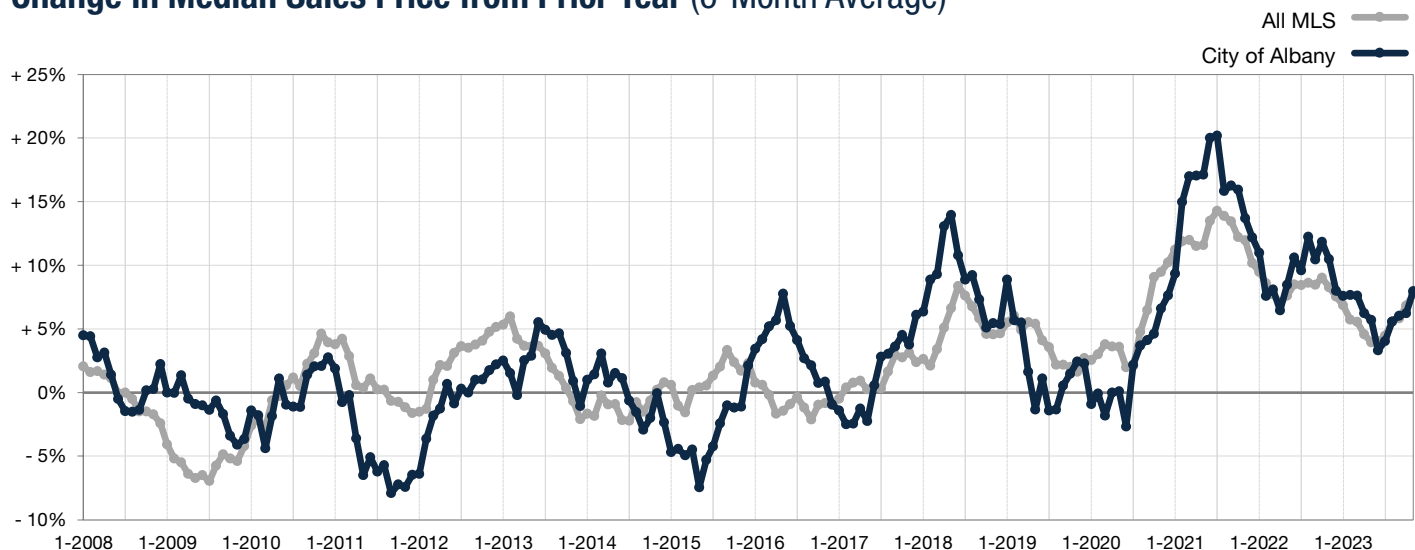
■ 2022 ■ 2023

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.