

# Local Market Update – December 2023

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



**- 11.4%**

**- 16.9%**

**+ 12.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

### December

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	35	31	- 11.4%	913	684	- 25.1%
Closed Sales	65	54	- 16.9%	821	573	- 30.2%
Median Sales Price*	\$230,000	\$257,950	+ 12.2%	\$239,449	\$253,500	+ 5.9%
Percent of Original List Price Received*	98.9%	101.5%	+ 2.6%	101.4%	102.1%	+ 0.7%
Days on Market Until Sale	22	16	- 24.6%	20	21	+ 2.9%
Inventory of Homes for Sale	65	69	+ 6.2%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 42.7%	--	--	--

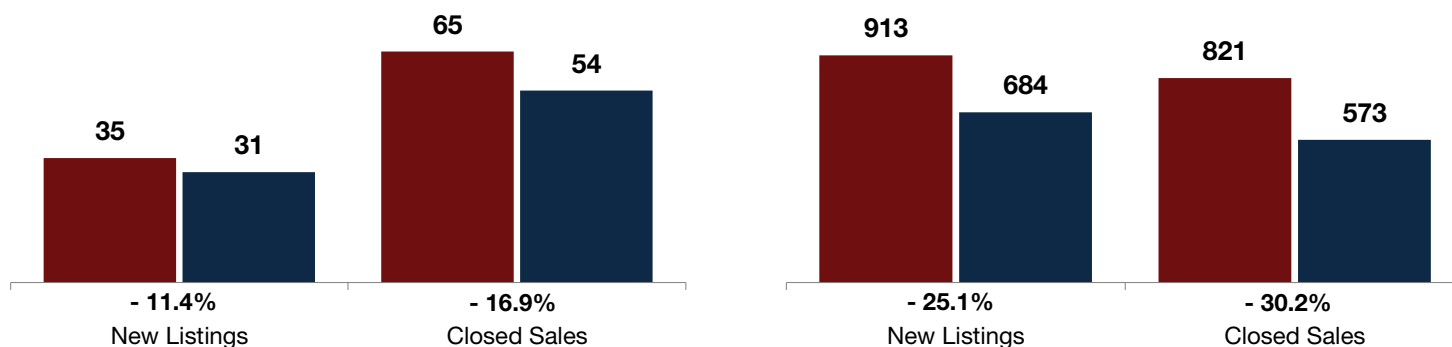
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

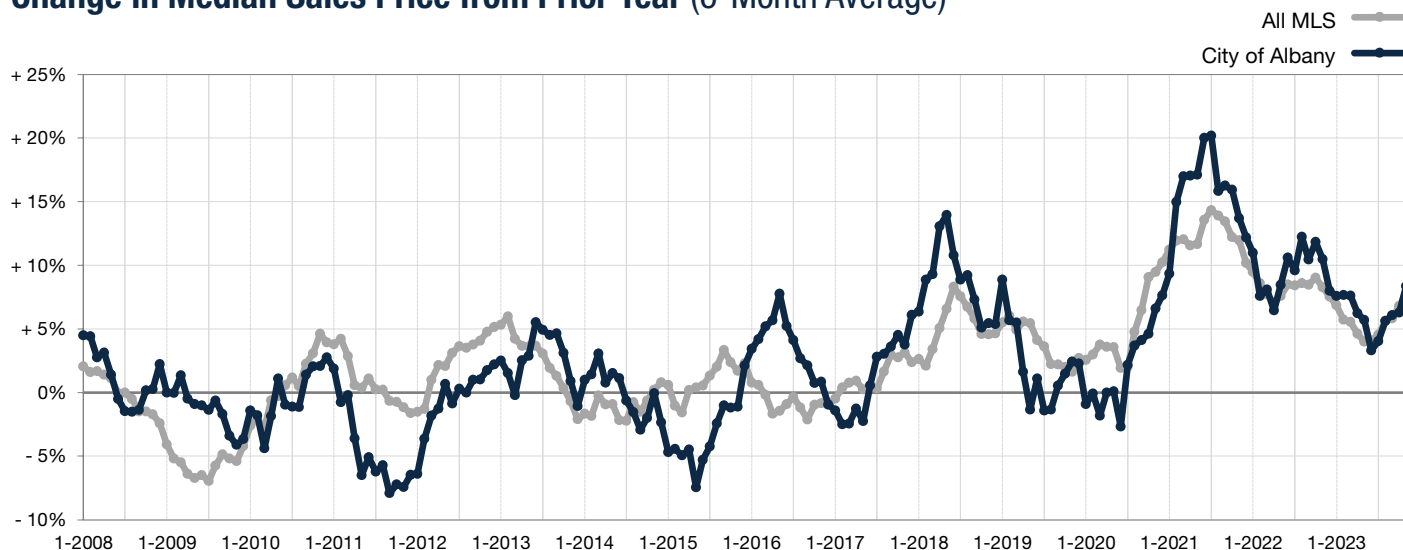
■ 2022 ■ 2023

### 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.