

Local Market Update – January 2020

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



Albany County

- 13.0%

+ 10.4%

- 3.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	330	287	- 13.0%	330	287	- 13.0%
Closed Sales	182	201	+ 10.4%	182	201	+ 10.4%
Median Sales Price*	\$238,000	\$230,000	- 3.4%	\$238,000	\$230,000	- 3.4%
Percent of Original List Price Received*	95.4%	94.8%	- 0.7%	95.4%	94.8%	- 0.7%
Days on Market Until Sale	60	62	+ 3.0%	60	62	+ 3.0%
Inventory of Homes for Sale	869	702	- 19.2%	--	--	--
Months Supply of Inventory	3.6	2.7	- 23.2%	--	--	--

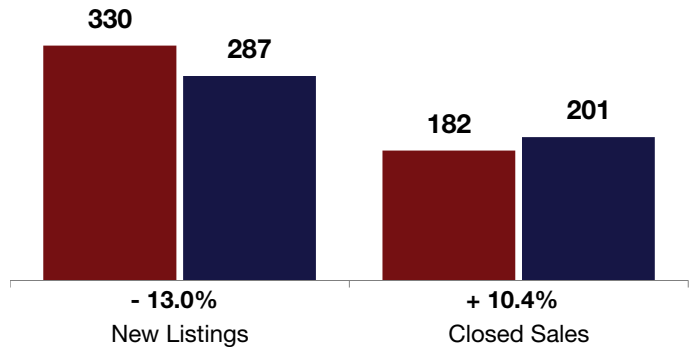
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

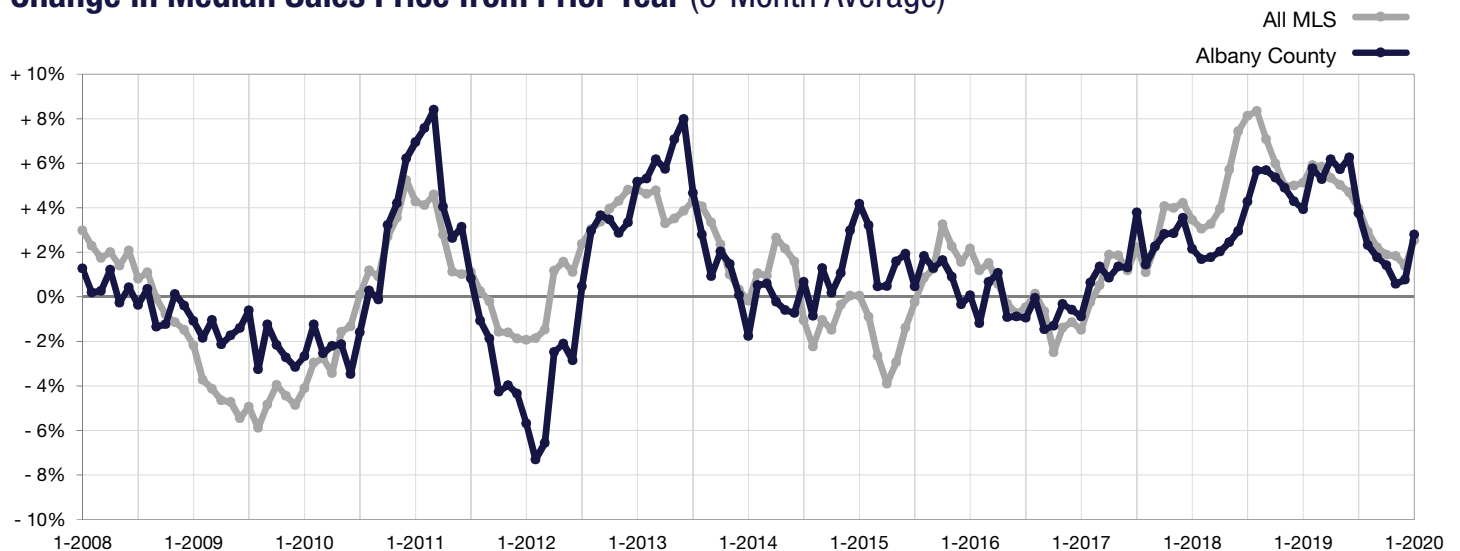
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.