

# Local Market Update – February 2020

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



## Albany County

**+ 17.9%**

Change in  
New Listings

**+ 12.0%**

Change in  
Closed Sales

**+ 0.5%**

Change in  
Median Sales Price

	February			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	240	283	+ 17.9%	570	570	0.0%
Closed Sales	133	149	+ 12.0%	315	360	+ 14.3%
Median Sales Price*	\$220,000	\$221,000	+ 0.5%	\$226,735	\$225,000	- 0.8%
Percent of Original List Price Received*	96.4%	94.7%	- 1.8%	95.8%	94.7%	- 1.2%
Days on Market Until Sale	54	62	+ 15.5%	58	62	+ 7.7%
Inventory of Homes for Sale	825	685	- 17.0%	--	--	--
Months Supply of Inventory	3.4	2.7	- 21.9%	--	--	--

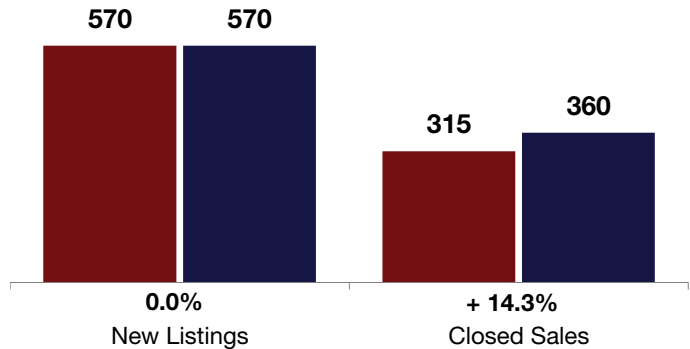
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

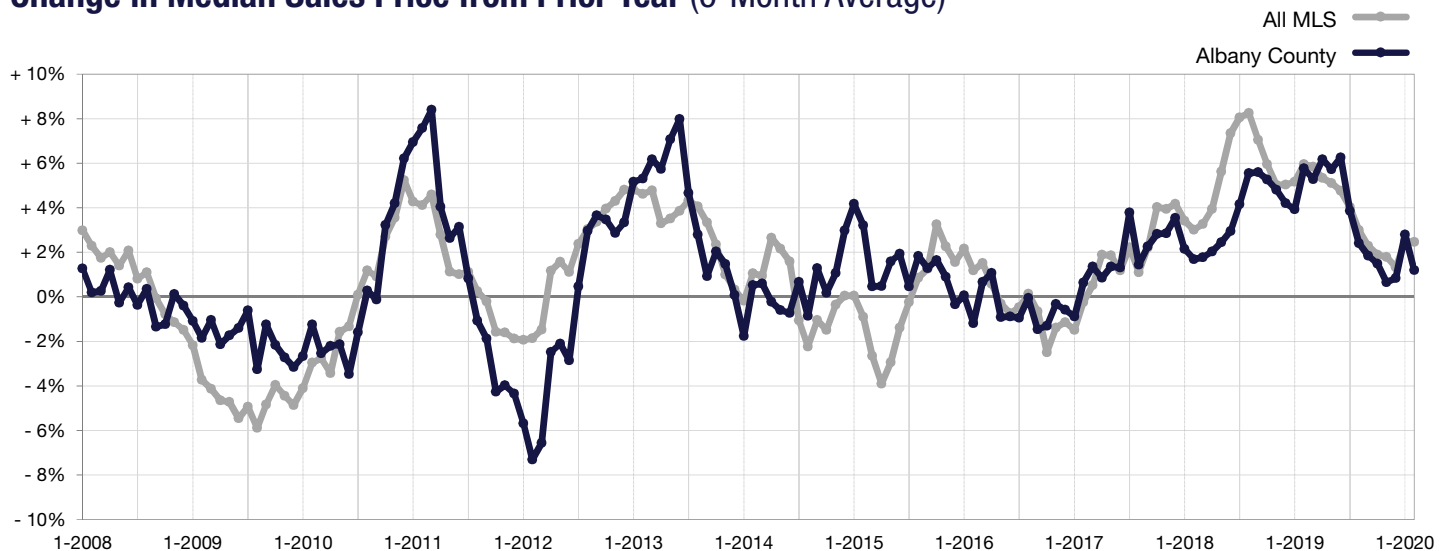
■ 2019 ■ 2020

### 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.