

Local Market Update – March 2020

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



Albany County

- 16.5%

Change in
New Listings

- 25.5%

Change in
Closed Sales

- 0.7%

Change in
Median Sales Price

	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	321	268	- 16.5%	891	839	- 5.8%
Closed Sales	208	155	- 25.5%	523	524	+ 0.2%
Median Sales Price*	\$226,500	\$225,000	- 0.7%	\$226,735	\$225,000	- 0.8%
Percent of Original List Price Received*	95.7%	96.2%	+ 0.6%	95.8%	95.1%	- 0.7%
Days on Market Until Sale	63	48	- 23.2%	60	58	- 3.6%
Inventory of Homes for Sale	845	663	- 21.5%	--	--	--
Months Supply of Inventory	3.5	2.6	- 27.3%	--	--	--

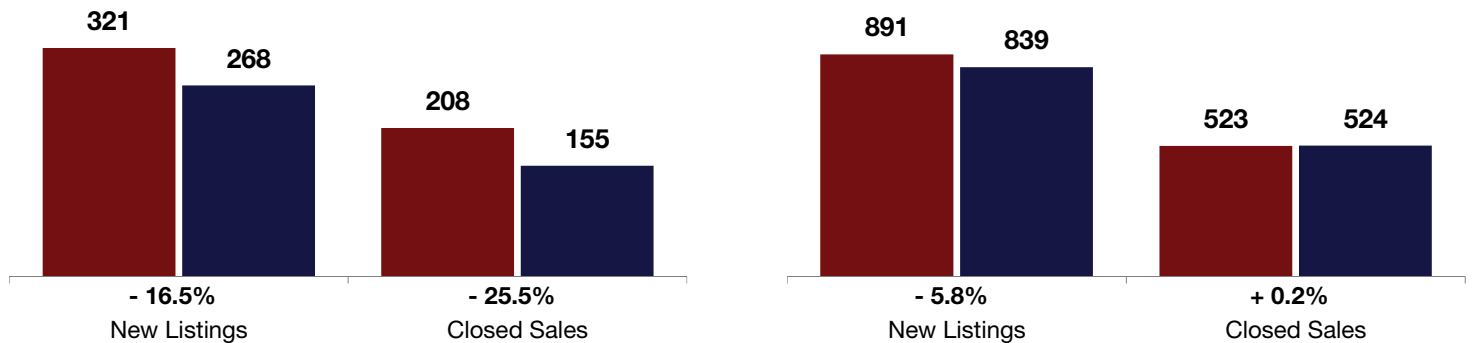
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

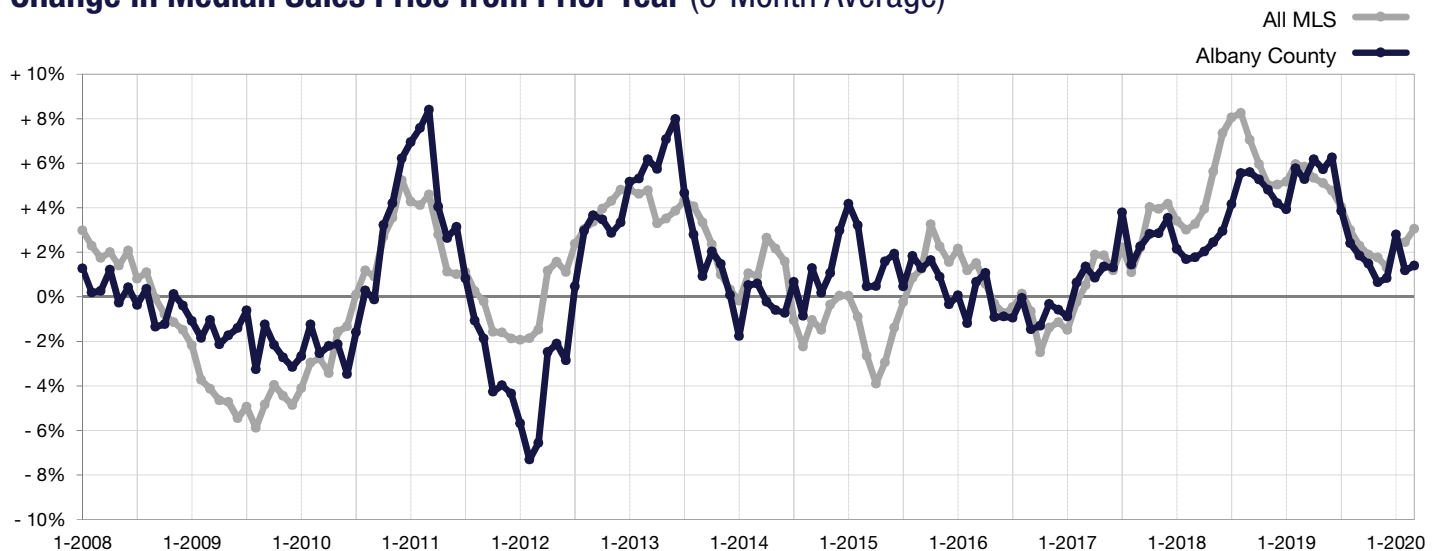
■ 2019 ■ 2020

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.