

Local Market Update – August 2020

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



Albany County

+ 1.1%

Change in
New Listings

- 10.5%

Change in
Closed Sales

+ 7.2%

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	377	381	+ 1.1%	3,012	2,581	- 14.3%
Closed Sales	344	308	- 10.5%	1,939	1,677	- 13.5%
Median Sales Price*	\$230,000	\$246,600	+ 7.2%	\$230,000	\$232,000	+ 0.9%
Percent of Original List Price Received*	96.8%	99.2%	+ 2.5%	96.5%	97.1%	+ 0.6%
Days on Market Until Sale	36	31	- 12.4%	48	47	- 1.3%
Inventory of Homes for Sale	989	582	- 41.2%	--	--	--
Months Supply of Inventory	4.1	2.3	- 43.1%	--	--	--

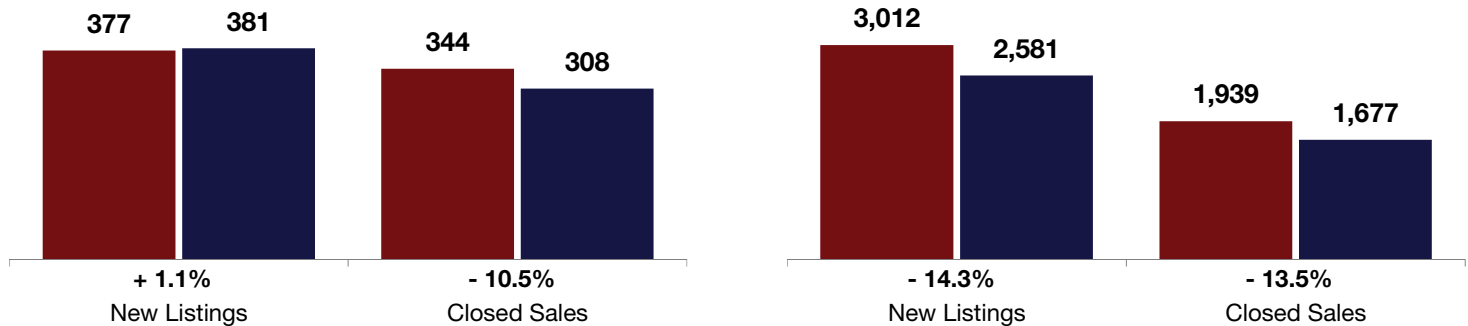
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

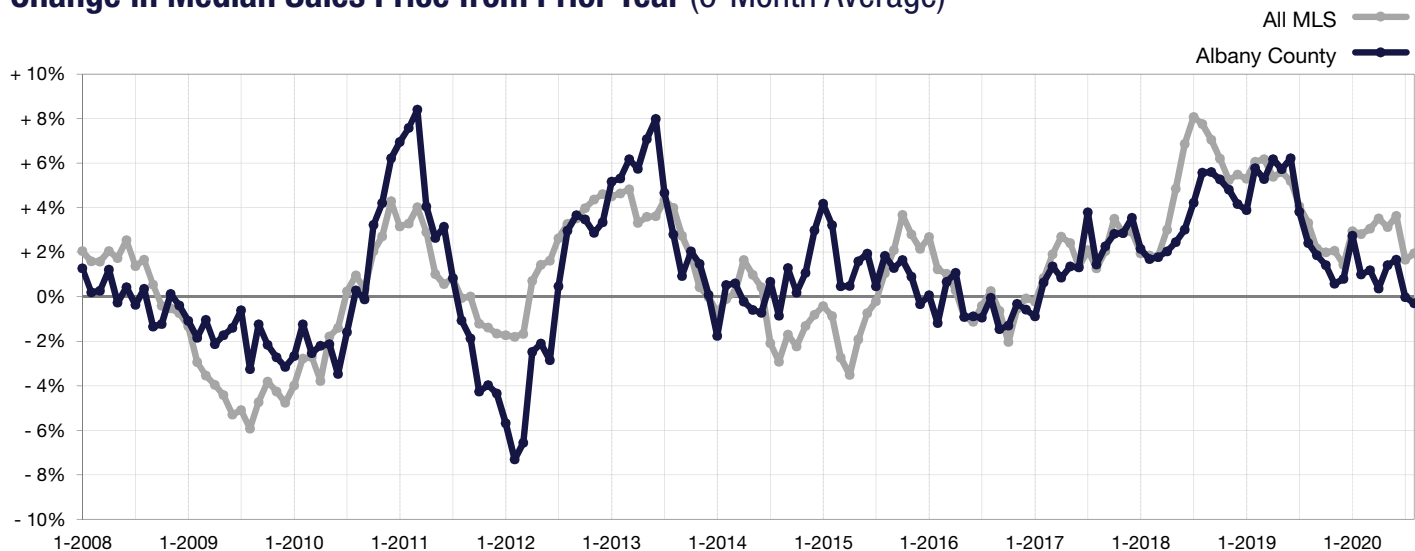
■ 2019 ■ 2020

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.