

Local Market Update – September 2020

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



Albany County

+ 8.2%

Change in
New Listings

+ 40.2%

Change in
Closed Sales

+ 8.5%

Change in
Median Sales Price

September

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	392	424	+ 8.2%	3,405	3,005	- 11.7%
Closed Sales	241	338	+ 40.2%	2,180	2,031	- 6.8%
Median Sales Price*	\$235,000	\$255,000	+ 8.5%	\$230,000	\$236,000	+ 2.6%
Percent of Original List Price Received*	96.7%	98.8%	+ 2.1%	96.5%	97.4%	+ 0.9%
Days on Market Until Sale	36	28	- 20.6%	46	44	- 5.4%
Inventory of Homes for Sale	1,030	604	- 41.4%	--	--	--
Months Supply of Inventory	4.2	2.3	- 44.4%	--	--	--

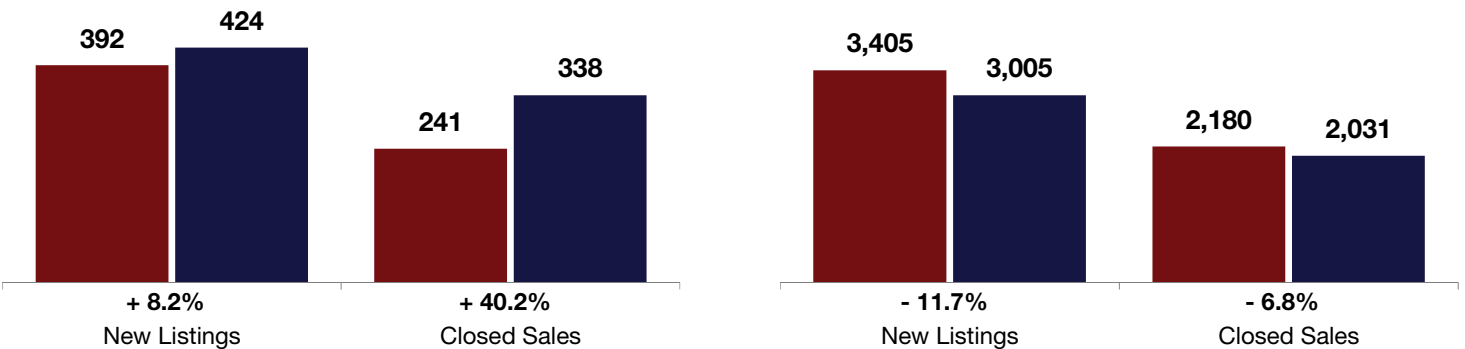
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

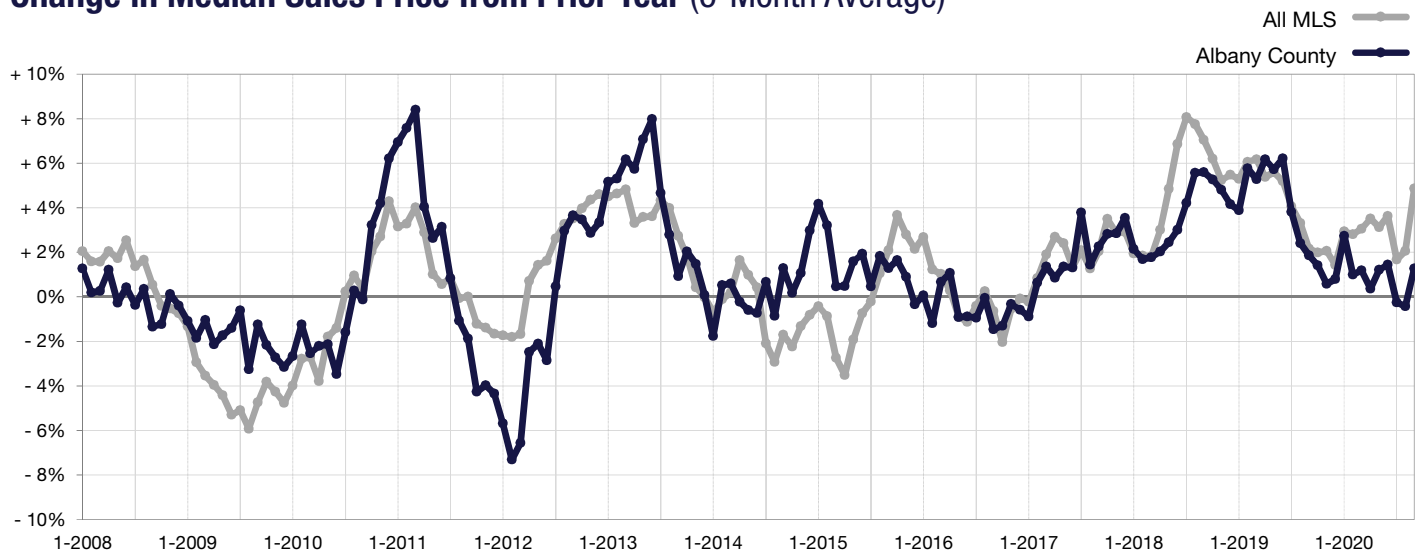
■ 2019 ■ 2020

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.