

Local Market Update – October 2020

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



Albany County

- 0.8%

+ 12.1%

+ 15.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	353	350	- 0.8%	3,758	3,356	- 10.7%
Closed Sales	280	314	+ 12.1%	2,460	2,367	- 3.8%
Median Sales Price*	\$220,000	\$255,000	+ 15.9%	\$229,900	\$239,900	+ 4.3%
Percent of Original List Price Received*	95.8%	98.2%	+ 2.4%	96.5%	97.5%	+ 1.0%
Days on Market Until Sale	41	33	- 19.5%	46	42	- 7.3%
Inventory of Homes for Sale	1,025	626	- 38.9%	--	--	--
Months Supply of Inventory	4.1	2.4	- 42.2%	--	--	--

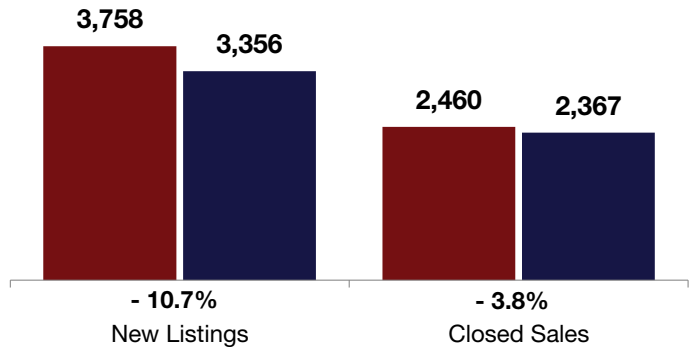
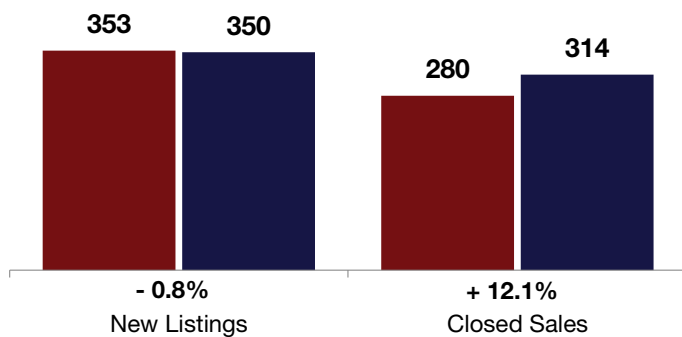
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

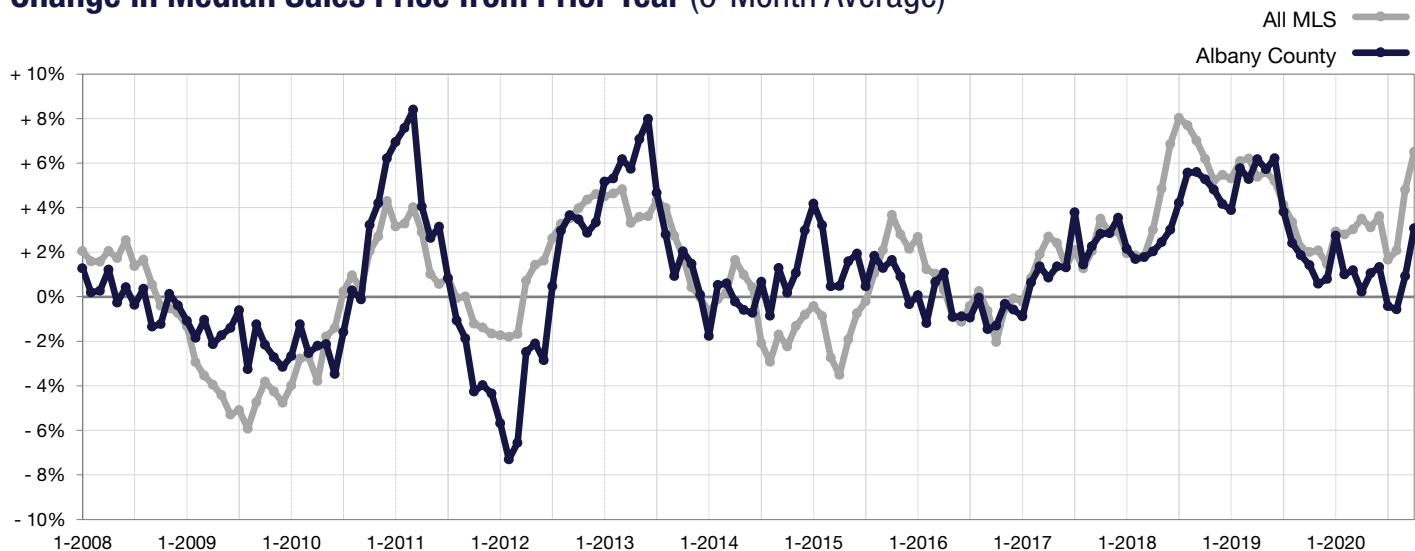
■ 2019 ■ 2020

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.