

Local Market Update – November 2020

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



Albany County

+ 24.4%

Change in
New Listings

+ 16.6%

Change in
Closed Sales

+ 11.0%

Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	205	255	+ 24.4%	3,964	3,613	- 8.9%
Closed Sales	247	288	+ 16.6%	2,709	2,665	- 1.6%
Median Sales Price*	\$225,000	\$249,750	+ 11.0%	\$229,000	\$240,000	+ 4.8%
Percent of Original List Price Received*	95.9%	99.9%	+ 4.1%	96.4%	97.7%	+ 1.4%
Days on Market Until Sale	40	27	- 31.2%	45	41	- 9.7%
Inventory of Homes for Sale	896	548	- 38.8%	--	--	--
Months Supply of Inventory	3.6	2.1	- 42.2%	--	--	--

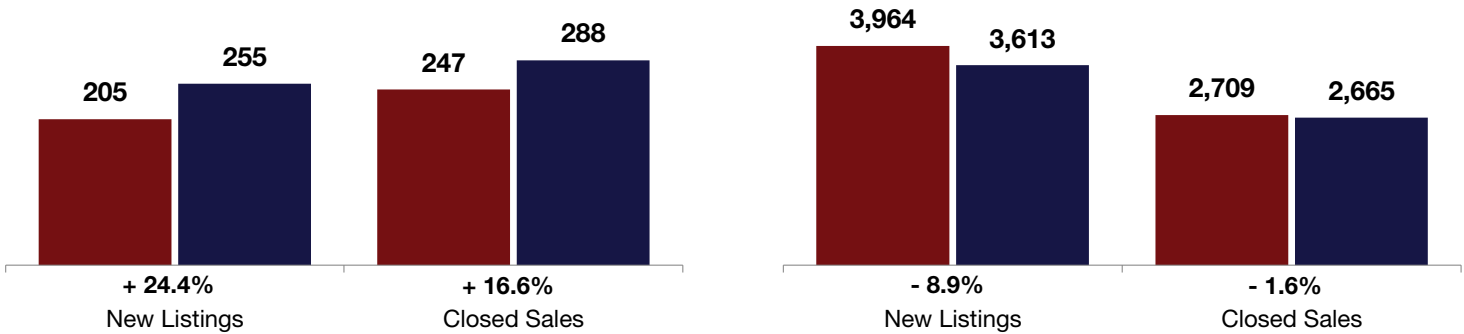
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

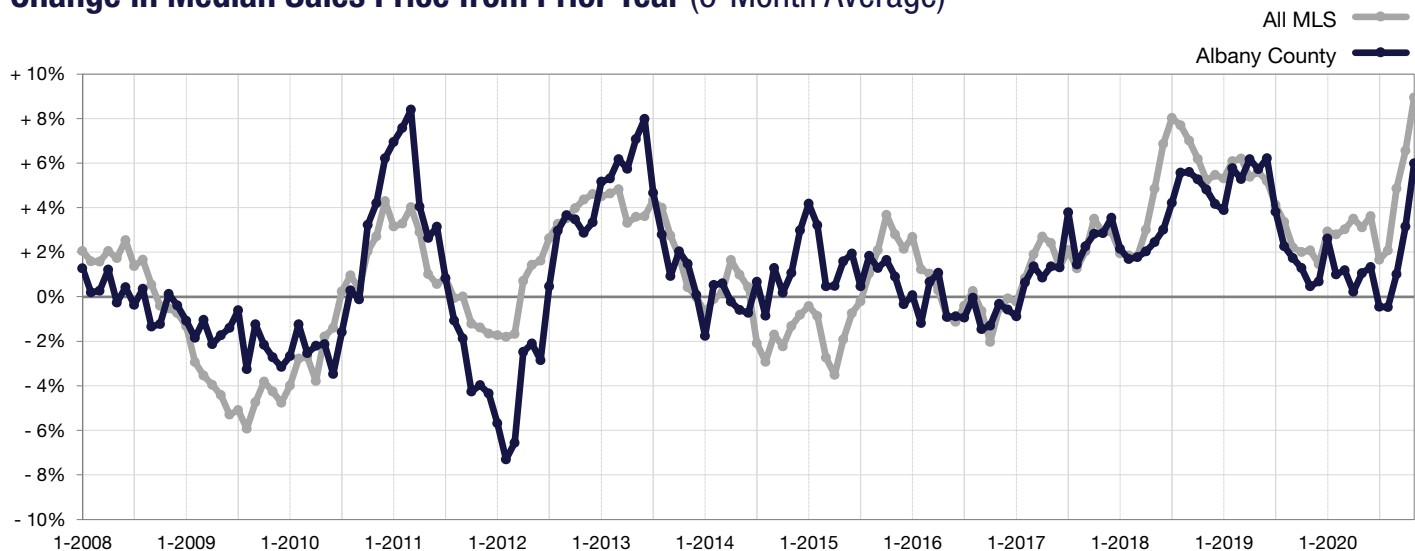
■ 2019 ■ 2020

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.