

Local Market Update – December 2020

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



Albany County

+ 16.1%

Change in
New Listings

+ 21.5%

Change in
Closed Sales

+ 8.4%

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	149	173	+ 16.1%	4,113	3,792	- 7.8%
Closed Sales	256	311	+ 21.5%	2,965	2,999	+ 1.1%
Median Sales Price*	\$231,000	\$250,500	+ 8.4%	\$229,000	\$240,000	+ 4.8%
Percent of Original List Price Received*	95.2%	97.8%	+ 2.7%	96.3%	97.7%	+ 1.5%
Days on Market Until Sale	49	33	- 33.4%	45	40	- 12.5%
Inventory of Homes for Sale	781	460	- 41.1%	--	--	--
Months Supply of Inventory	3.1	1.7	- 44.8%	--	--	--

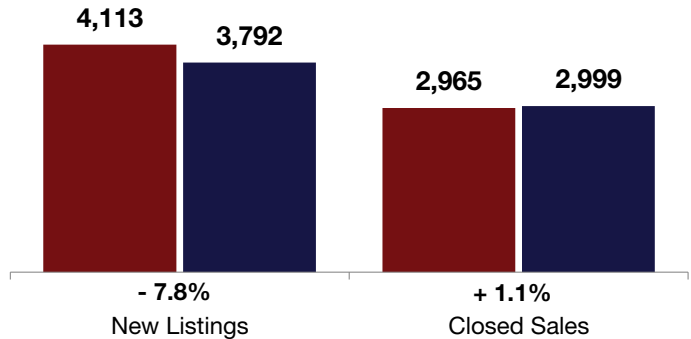
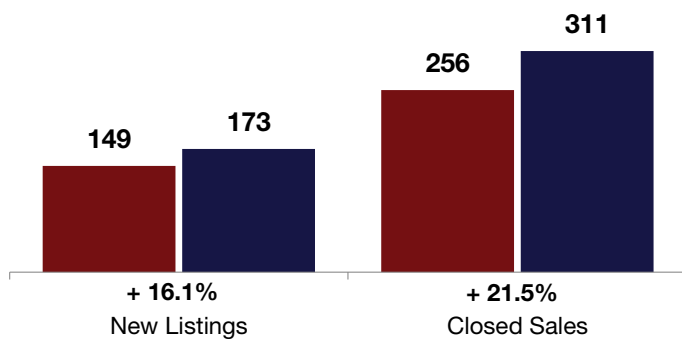
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

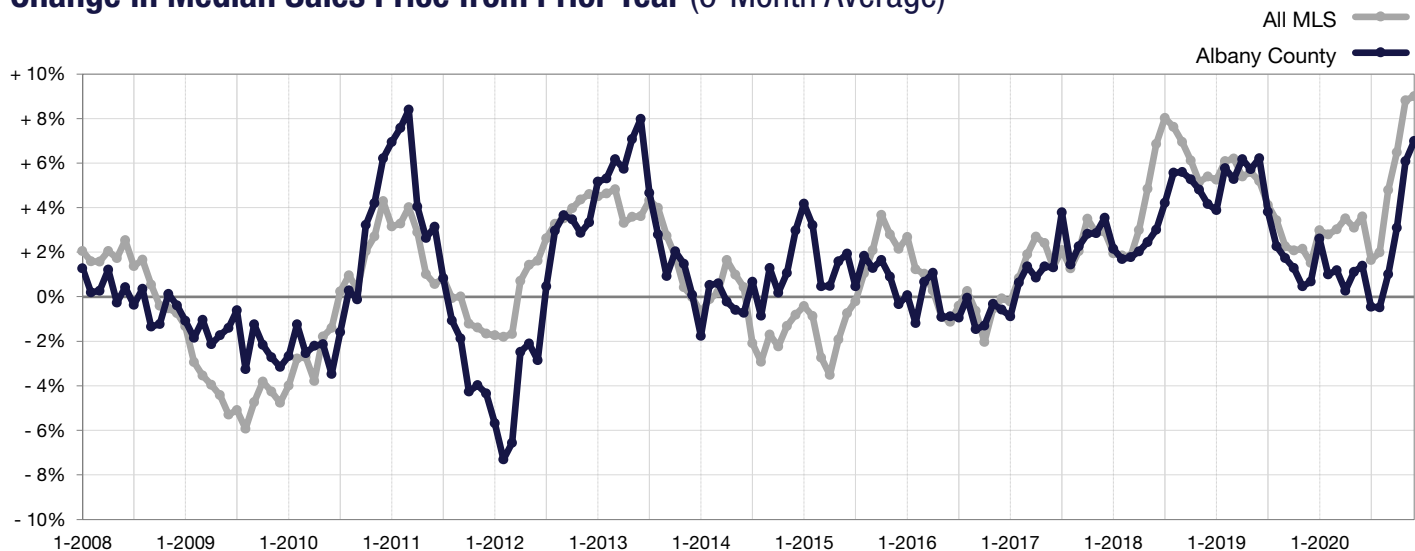
■ 2019 ■ 2020

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.