

Local Market Update – January 2021

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



Albany County

- 32.6%

Change in
New Listings

- 0.9%

Change in
Closed Sales

+ 4.8%

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	288	194	- 32.6%	288	194	- 32.6%
Closed Sales	216	214	- 0.9%	216	214	- 0.9%
Median Sales Price*	\$226,600	\$237,500	+ 4.8%	\$226,600	\$237,500	+ 4.8%
Percent of Original List Price Received*	94.6%	98.3%	+ 4.0%	94.6%	98.3%	+ 4.0%
Days on Market Until Sale	61	25	- 58.2%	61	25	- 58.2%
Inventory of Homes for Sale	733	403	- 45.0%	--	--	--
Months Supply of Inventory	2.9	1.5	- 47.8%	--	--	--

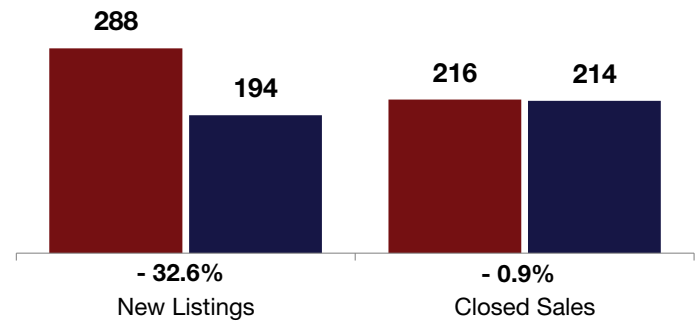
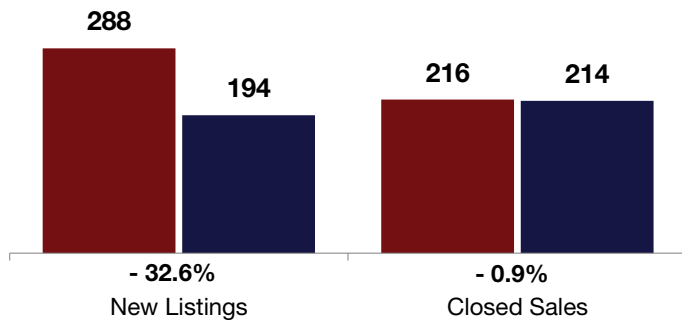
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

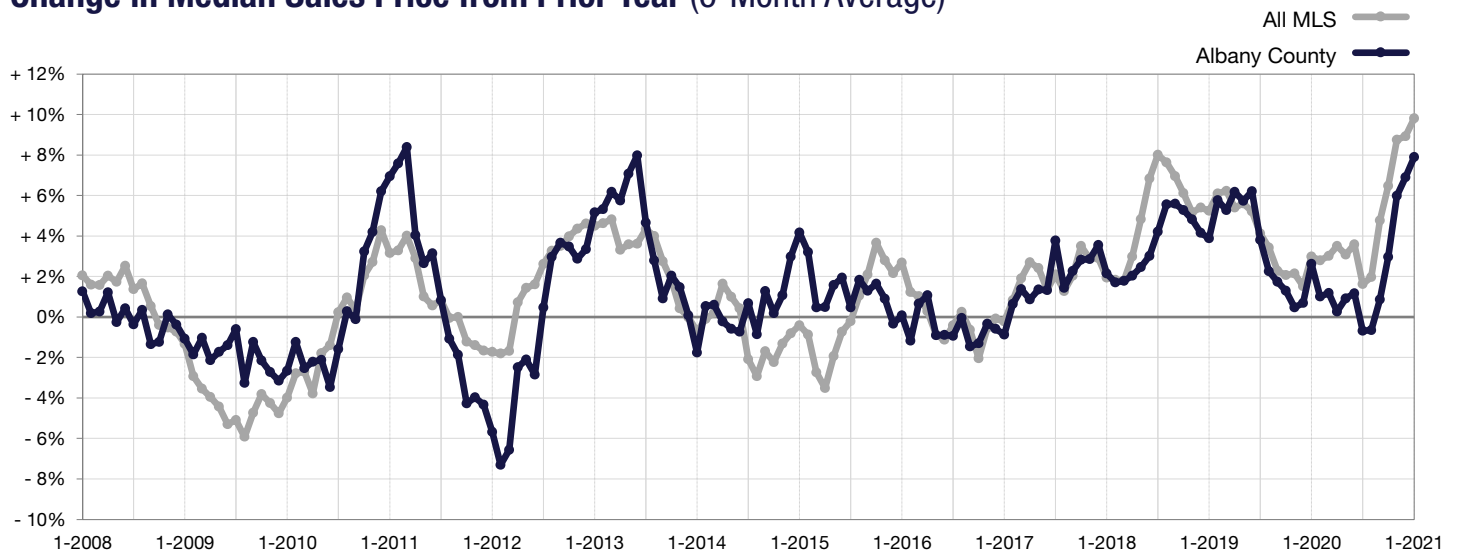
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.