

Local Market Update – February 2021

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



Albany County

- 27.5%

+ 27.0%

+ 6.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	284	206	- 27.5%	572	400	- 30.1%
Closed Sales	163	207	+ 27.0%	379	426	+ 12.4%
Median Sales Price*	\$220,000	\$235,000	+ 6.8%	\$224,700	\$235,000	+ 4.6%
Percent of Original List Price Received*	94.7%	98.0%	+ 3.5%	94.6%	98.1%	+ 3.7%
Days on Market Until Sale	60	38	- 36.3%	60	32	- 47.8%
Inventory of Homes for Sale	709	320	- 54.9%	--	--	--
Months Supply of Inventory	2.7	1.2	- 56.4%	--	--	--

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

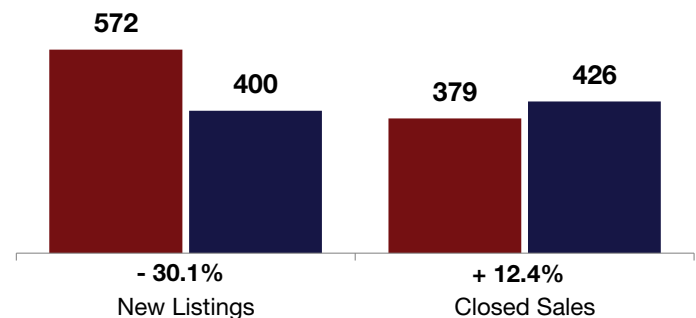
February

■ 2020 ■ 2021

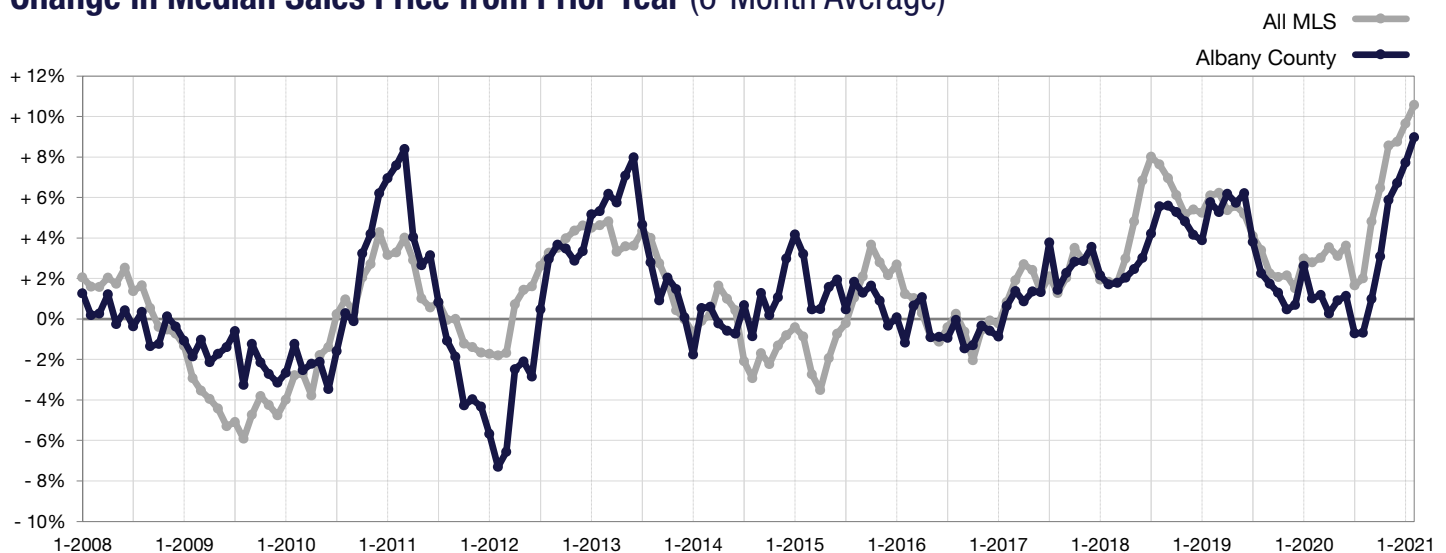


Year to Date

■ 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.