

Local Market Update – March 2021

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



Albany County

+ 18.3%

Change in
New Listings

+ 28.1%

Change in
Closed Sales

+ 4.9%

Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	268	317	+ 18.3%	840	719	- 14.4%
Closed Sales	171	219	+ 28.1%	550	656	+ 19.3%
Median Sales Price*	\$222,000	\$232,900	+ 4.9%	\$224,500	\$235,000	+ 4.7%
Percent of Original List Price Received*	95.8%	98.4%	+ 2.7%	95.0%	98.3%	+ 3.5%
Days on Market Until Sale	54	48	- 11.5%	58	37	- 36.7%
Inventory of Homes for Sale	700	313	- 55.3%	--	--	--
Months Supply of Inventory	2.7	1.1	- 58.0%	--	--	--

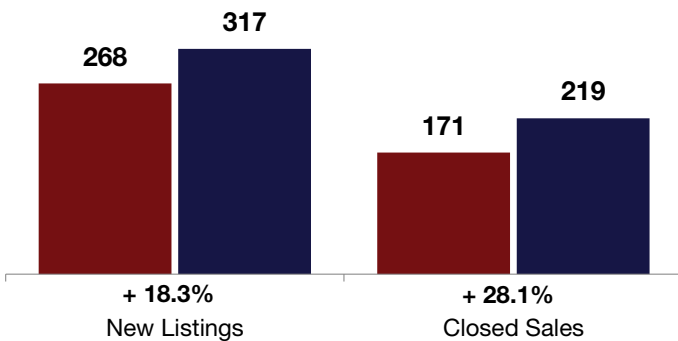
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

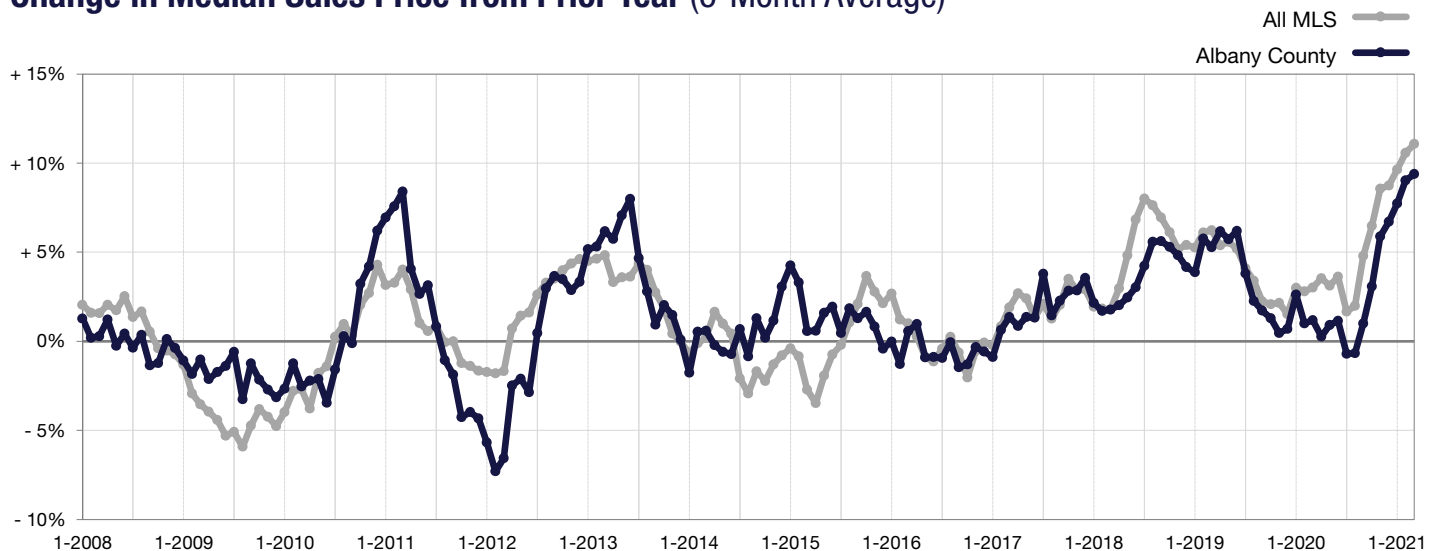
■ 2020 ■ 2021

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.