

# Local Market Update – April 2021

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



## Albany County

**+ 111.3%**

Change in  
New Listings

**+ 6.3%**

Change in  
Closed Sales

**+ 11.0%**

Change in  
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	160	338	+ 111.3%	1,000	1,057	+ 5.7%
Closed Sales	190	202	+ 6.3%	740	864	+ 16.8%
Median Sales Price*	\$223,000	\$247,500	+ 11.0%	\$224,500	\$238,000	+ 6.0%
Percent of Original List Price Received*	98.0%	101.1%	+ 3.1%	95.8%	98.9%	+ 3.3%
Days on Market Until Sale	52	25	- 52.0%	57	34	- 39.8%
Inventory of Homes for Sale	676	322	- 52.4%	--	--	--
Months Supply of Inventory	2.8	1.1	- 59.7%	--	--	--

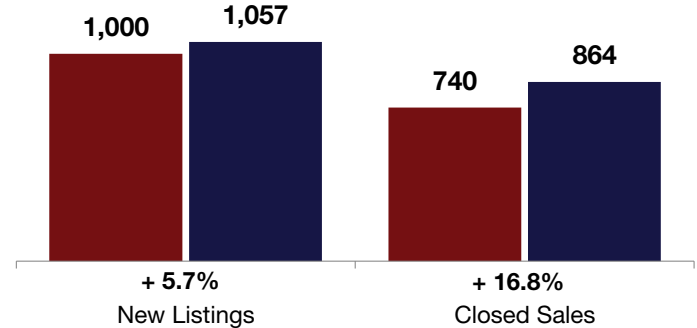
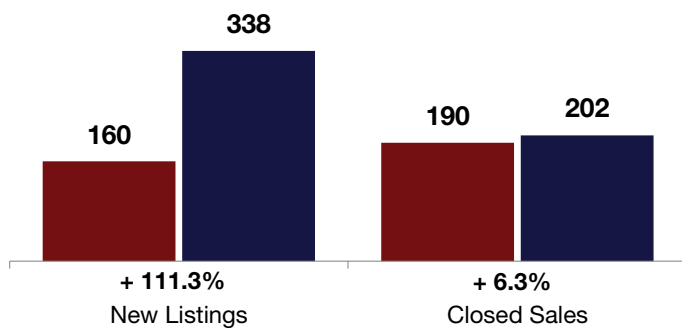
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

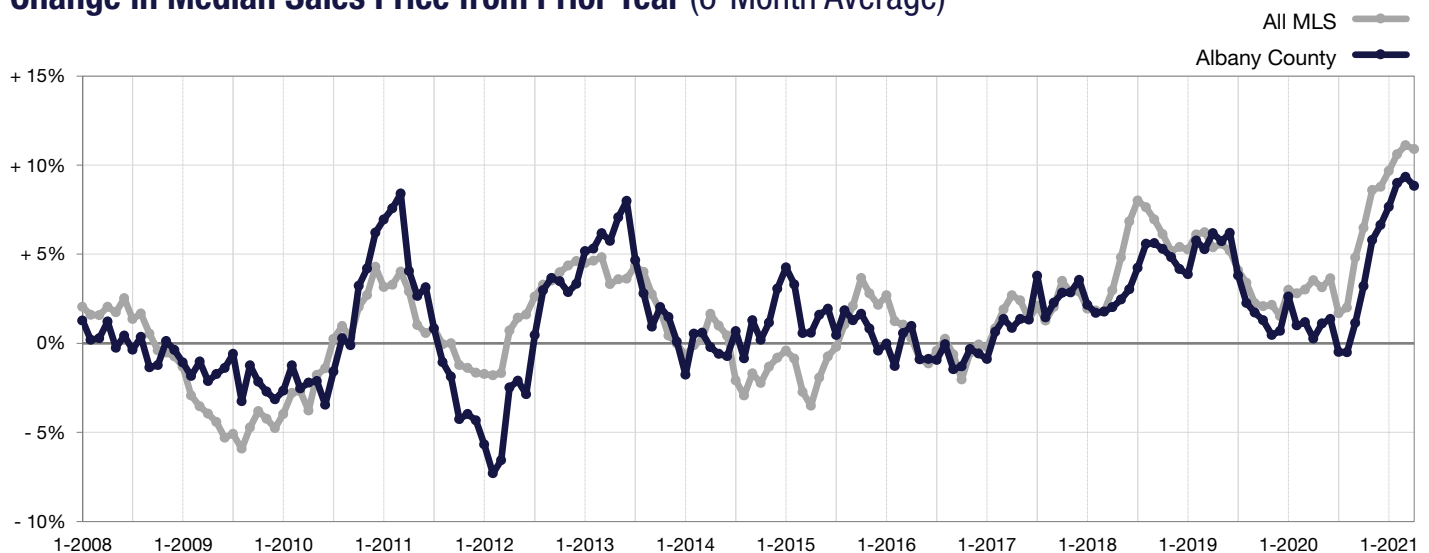
■ 2020 ■ 2021

### 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.