

Local Market Update – May 2021

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



Albany County

+ 11.6%

Change in
New Listings

+ 3.7%

Change in
Closed Sales

+ 13.0%

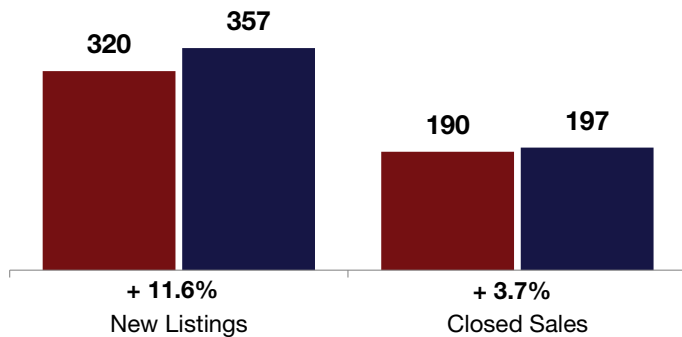
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	320	357	+ 11.6%	1,320	1,416	+ 7.3%
Closed Sales	190	197	+ 3.7%	930	1,069	+ 14.9%
Median Sales Price*	\$242,000	\$273,575	+ 13.0%	\$228,000	\$242,400	+ 6.3%
Percent of Original List Price Received*	97.5%	101.8%	+ 4.5%	96.1%	99.4%	+ 3.5%
Days on Market Until Sale	45	23	- 48.7%	54	32	- 40.9%
Inventory of Homes for Sale	665	304	- 54.3%	--	--	--
Months Supply of Inventory	2.8	1.1	- 62.8%	--	--	--

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

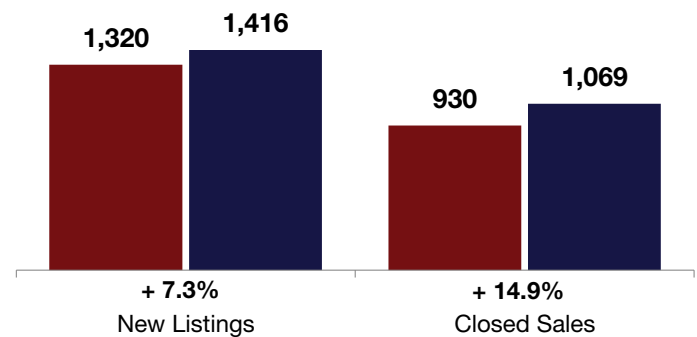
May

■ 2020 ■ 2021

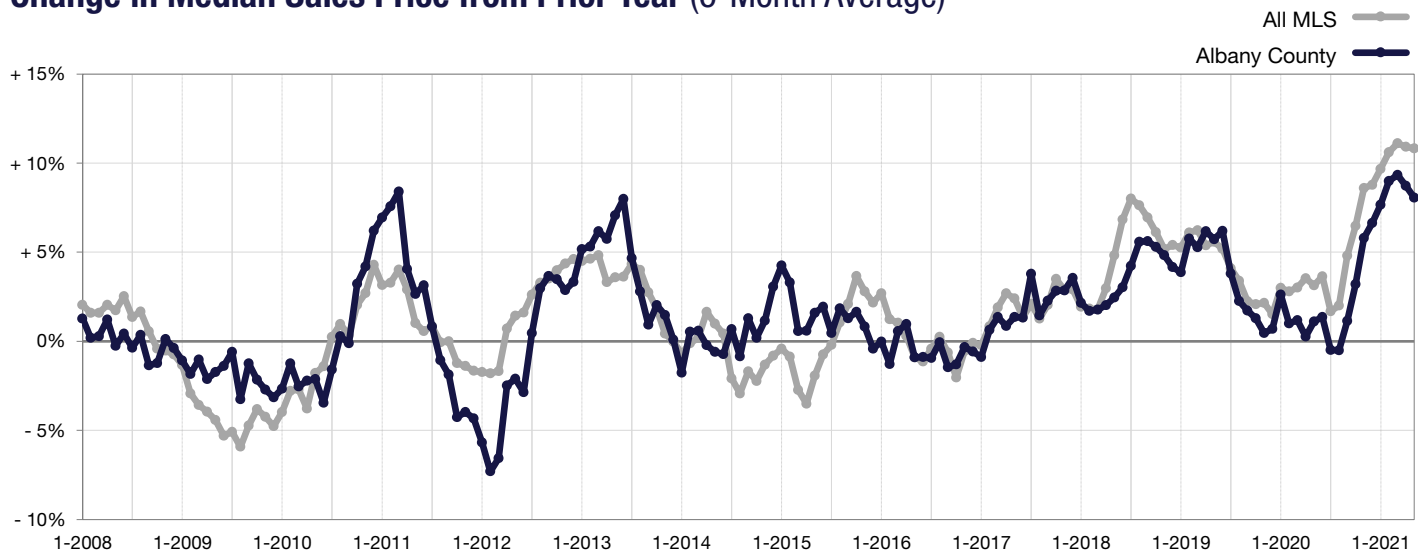


Year to Date

■ 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.