

# Local Market Update – June 2021

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



## Albany County

**- 0.9%**

Change in  
New Listings

**+ 58.4%**

Change in  
Closed Sales

**+ 23.9%**

Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	440	436	- 0.9%	1,760	1,856	+ 5.5%
Closed Sales	178	282	+ 58.4%	1,109	1,359	+ 22.5%
Median Sales Price*	\$226,000	\$280,000	+ 23.9%	\$227,500	\$252,000	+ 10.8%
Percent of Original List Price Received*	97.1%	103.4%	+ 6.6%	96.3%	100.3%	+ 4.2%
Days on Market Until Sale	50	14	- 71.3%	54	28	- 47.4%
Inventory of Homes for Sale	665	378	- 43.2%	--	--	--
Months Supply of Inventory	2.8	1.3	- 52.2%	--	--	--

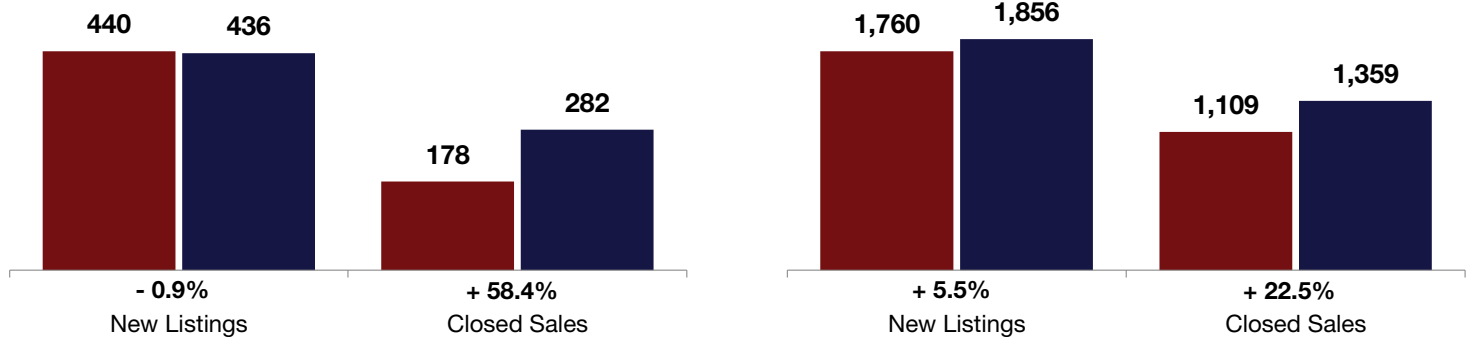
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

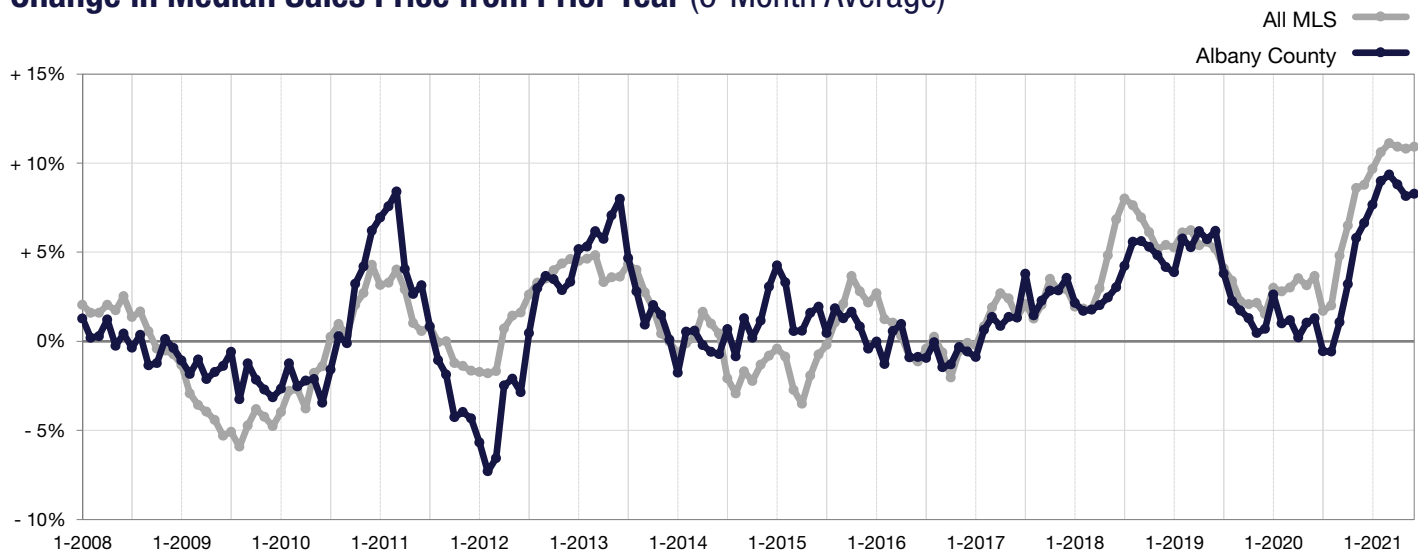
■ 2020 ■ 2021

### 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.