

Local Market Update – July 2021

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



Albany County

- 16.3%

Change in
New Listings

+ 8.5%

Change in
Closed Sales

+ 19.7%

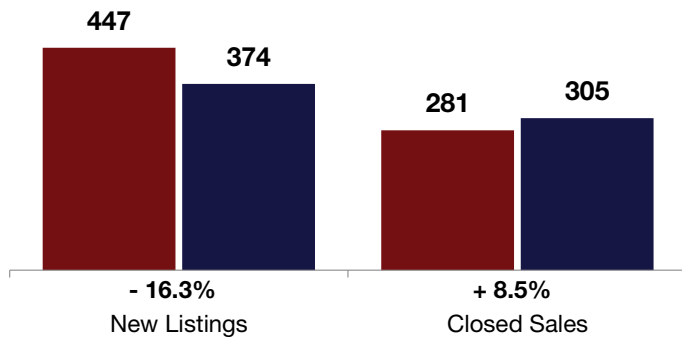
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	447	374	- 16.3%	2,207	2,234	+ 1.2%
Closed Sales	281	305	+ 8.5%	1,390	1,685	+ 21.2%
Median Sales Price*	\$234,000	\$280,000	+ 19.7%	\$228,500	\$256,000	+ 12.0%
Percent of Original List Price Received*	98.0%	103.3%	+ 5.4%	96.6%	100.8%	+ 4.4%
Days on Market Until Sale	37	17	- 53.2%	50	26	- 47.8%
Inventory of Homes for Sale	660	410	- 37.9%	--	--	--
Months Supply of Inventory	2.7	1.5	- 44.8%	--	--	--

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

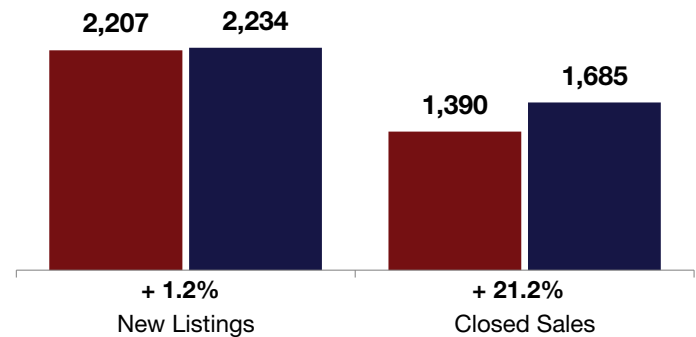
July

■ 2020 ■ 2021

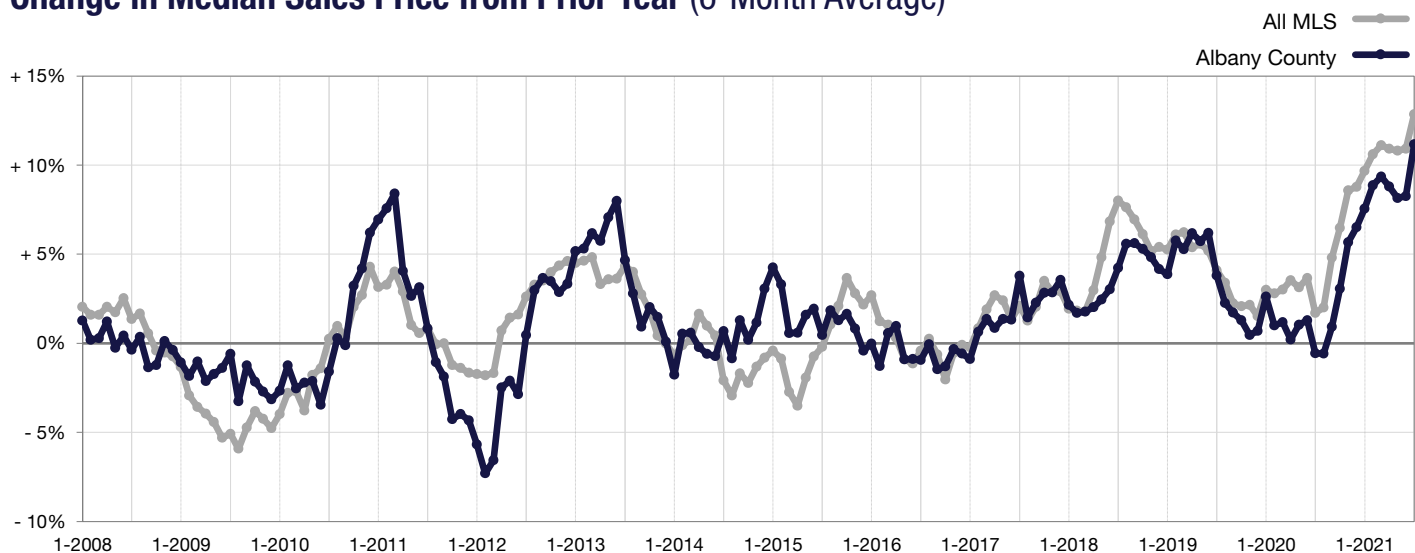


Year to Date

■ 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.