

Local Market Update – August 2021

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



Albany County

- 3.7%

Change in
New Listings

- 9.2%

Change in
Closed Sales

+ 21.0%

Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	382	368	- 3.7%	2,590	2,599	+ 0.3%
Closed Sales	326	296	- 9.2%	1,716	2,003	+ 16.7%
Median Sales Price*	\$243,500	\$294,750	+ 21.0%	\$231,820	\$261,000	+ 12.6%
Percent of Original List Price Received*	99.2%	102.9%	+ 3.7%	97.1%	101.1%	+ 4.1%
Days on Market Until Sale	32	19	- 41.6%	47	25	- 46.5%
Inventory of Homes for Sale	589	473	- 19.7%	--	--	--
Months Supply of Inventory	2.3	1.8	- 24.0%	--	--	--

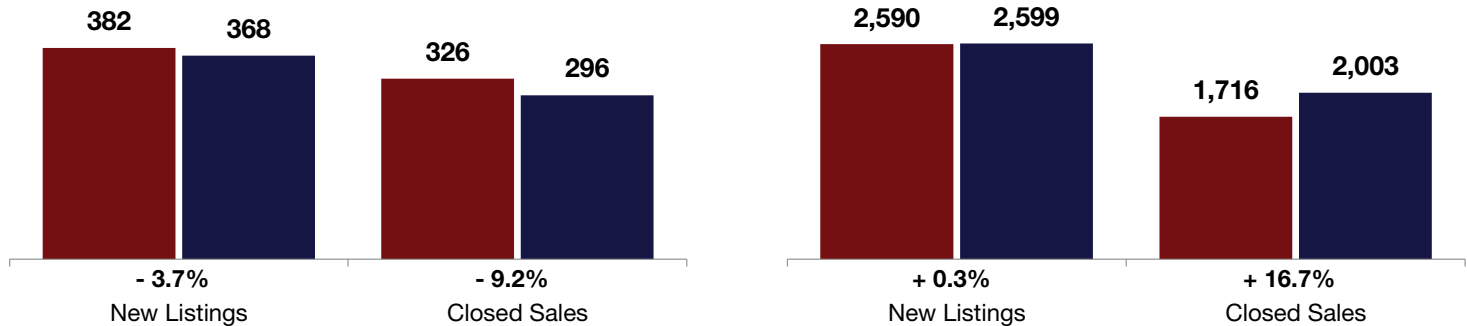
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

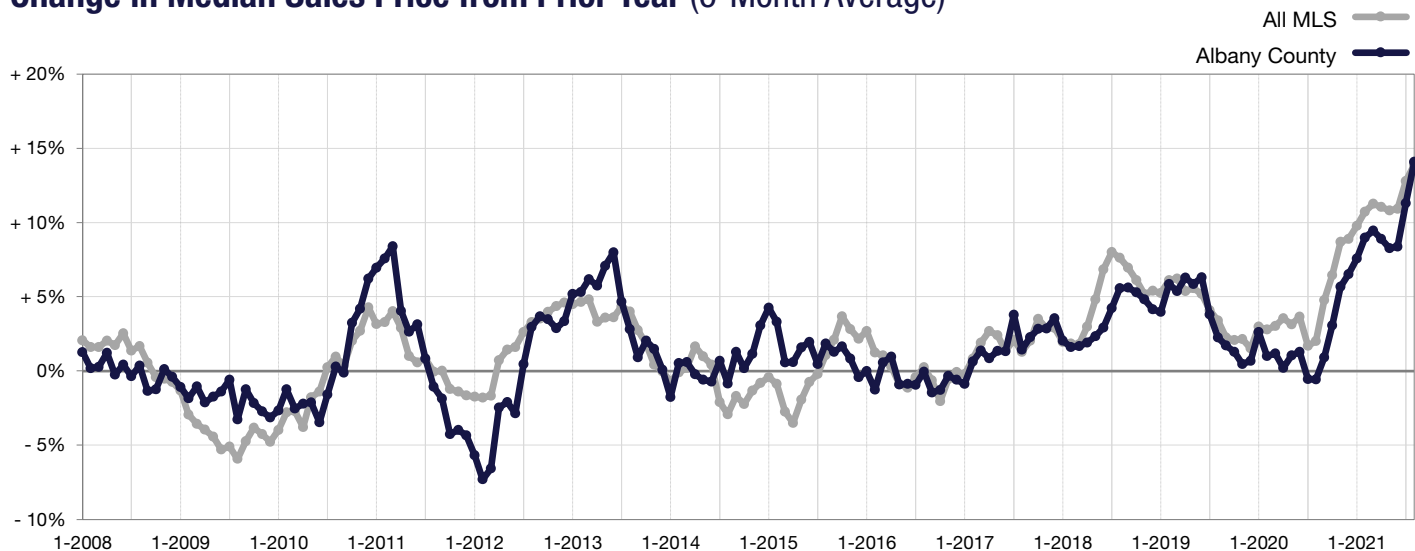
■ 2020 ■ 2021

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.