

Local Market Update – September 2021

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



Albany County

- 25.3%

Change in
New Listings

- 21.7%

Change in
Closed Sales

+ 7.8%

Change in
Median Sales Price

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	423	316	- 25.3%	3,013	2,916	- 3.2%
Closed Sales	355	278	- 21.7%	2,071	2,307	+ 11.4%
Median Sales Price*	\$255,000	\$275,000	+ 7.8%	\$235,000	\$263,000	+ 11.9%
Percent of Original List Price Received*	98.8%	102.1%	+ 3.3%	97.4%	101.2%	+ 3.9%
Days on Market Until Sale	29	16	- 42.7%	44	24	- 45.5%
Inventory of Homes for Sale	609	456	- 25.1%	--	--	--
Months Supply of Inventory	2.3	1.7	- 25.5%	--	--	--

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

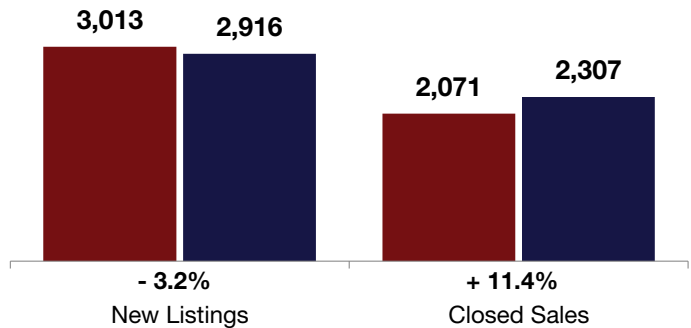
September

■ 2020 ■ 2021

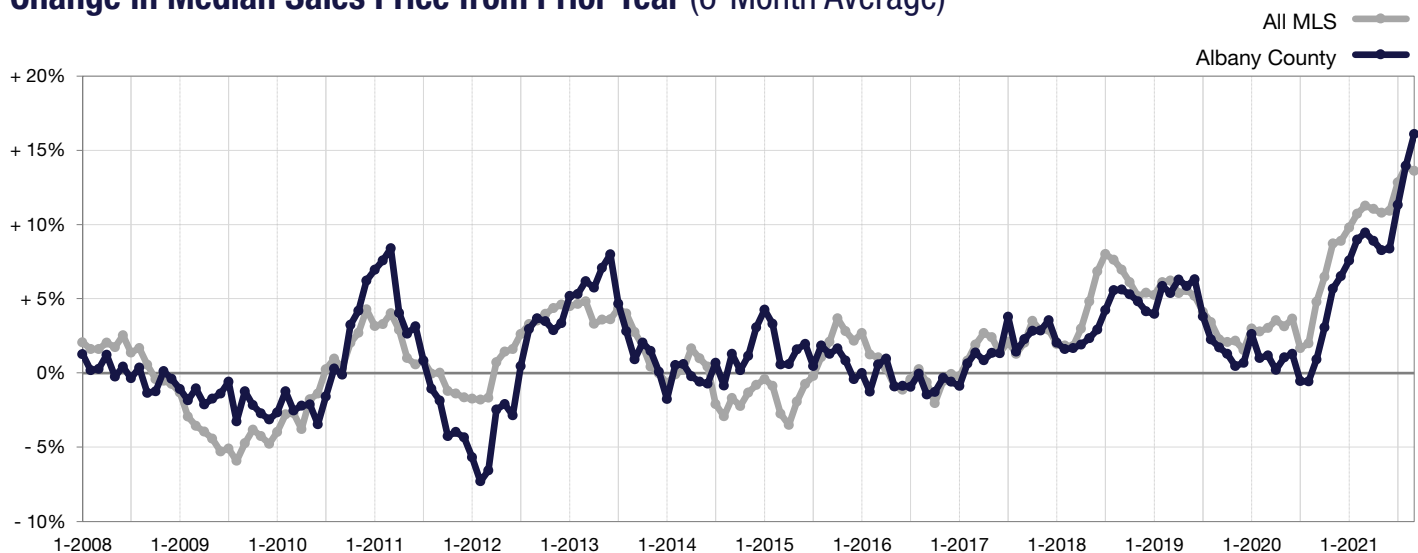


Year to Date

■ 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.