

Local Market Update – October 2021

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



Albany County

- 14.8%

Change in
New Listings

- 19.2%

Change in
Closed Sales

+ 7.8%

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	351	299	- 14.8%	3,364	3,218	- 4.3%
Closed Sales	328	265	- 19.2%	2,399	2,594	+ 8.1%
Median Sales Price*	\$250,500	\$270,000	+ 7.8%	\$239,000	\$264,900	+ 10.8%
Percent of Original List Price Received*	98.1%	100.5%	+ 2.4%	97.5%	101.2%	+ 3.8%
Days on Market Until Sale	33	19	- 43.5%	42	23	- 44.9%
Inventory of Homes for Sale	609	425	- 30.2%	--	--	--
Months Supply of Inventory	2.3	1.6	- 29.2%	--	--	--

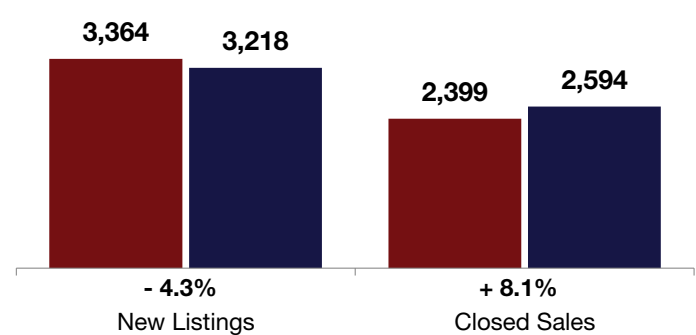
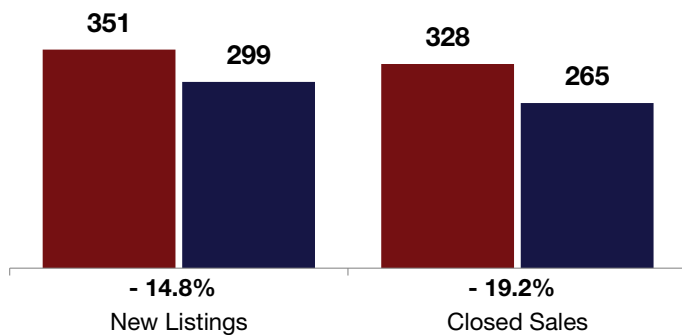
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

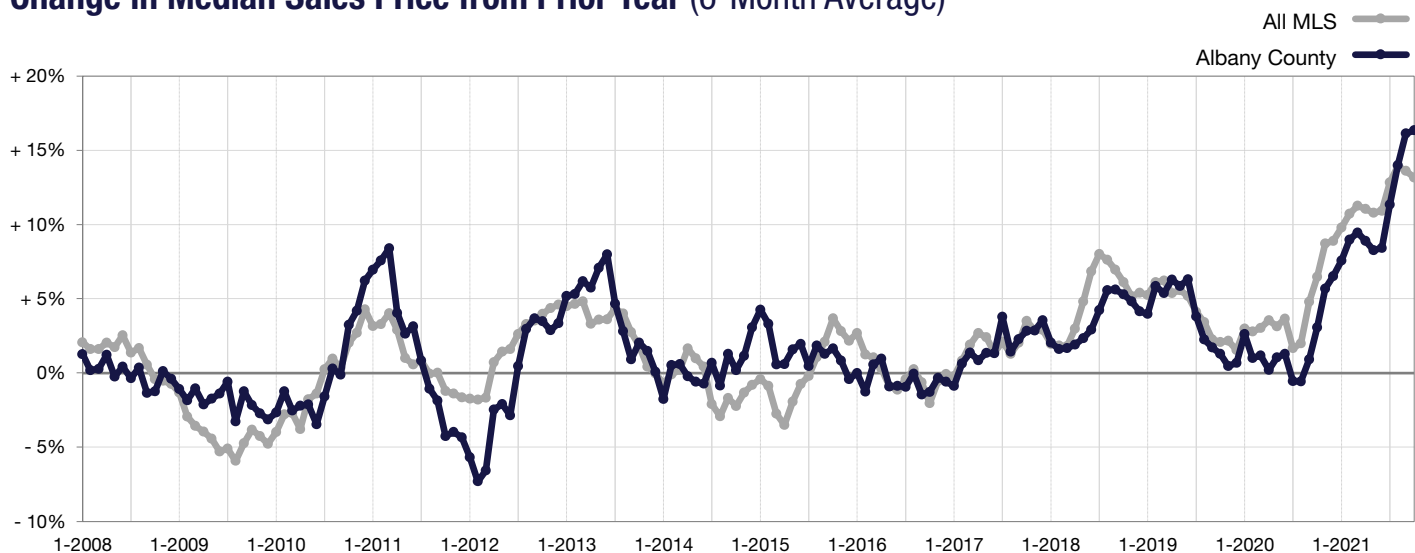
■ 2020 ■ 2021

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.