

Local Market Update – November 2021

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



Albany County

+ 0.4%

Change in
New Listings

- 11.0%

Change in
Closed Sales

+ 10.0%

Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	259	260	+ 0.4%	3,623	3,480	- 3.9%
Closed Sales	308	274	- 11.0%	2,707	2,887	+ 6.6%
Median Sales Price*	\$250,000	\$275,000	+ 10.0%	\$240,000	\$265,000	+ 10.4%
Percent of Original List Price Received*	99.7%	100.0%	+ 0.3%	97.8%	101.1%	+ 3.4%
Days on Market Until Sale	27	18	- 32.5%	41	23	- 43.4%
Inventory of Homes for Sale	542	408	- 24.7%	--	--	--
Months Supply of Inventory	2.0	1.6	- 22.1%	--	--	--

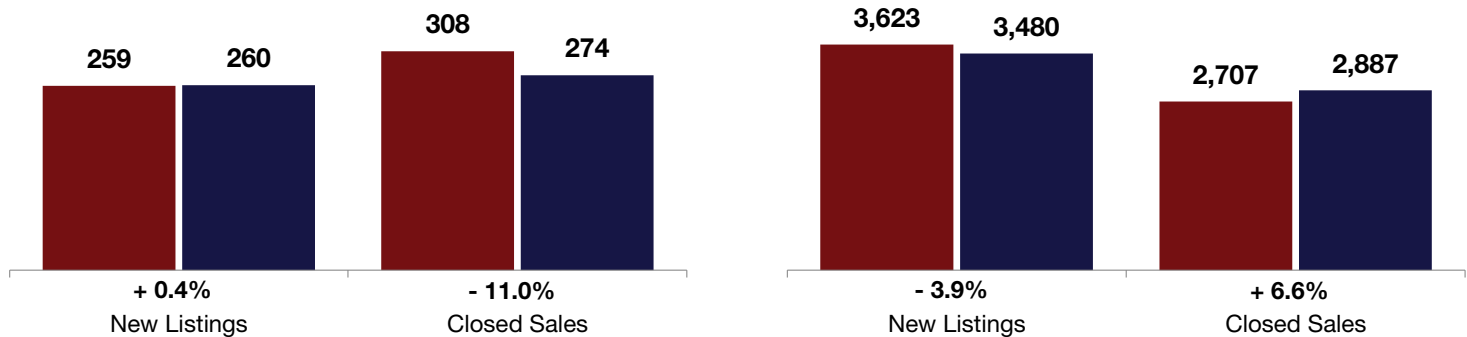
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

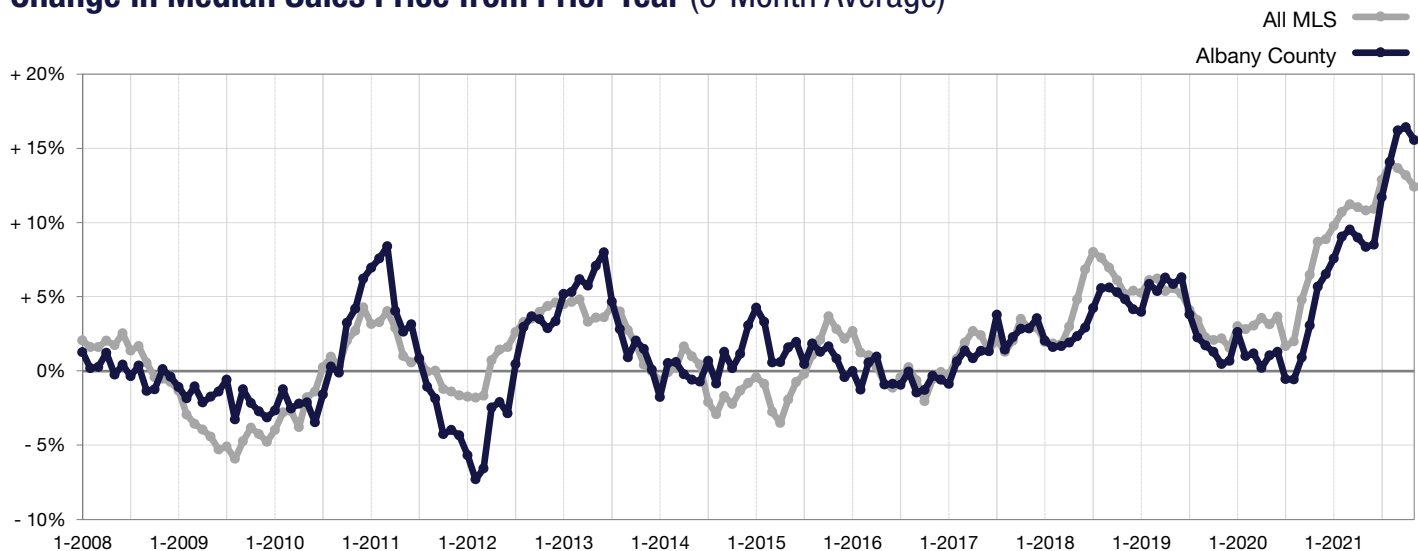
■ 2020 ■ 2021

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.