

Local Market Update – December 2021

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



Albany County

- 21.1%

Change in
New Listings

- 8.0%

Change in
Closed Sales

+ 4.4%

Change in
Median Sales Price

December

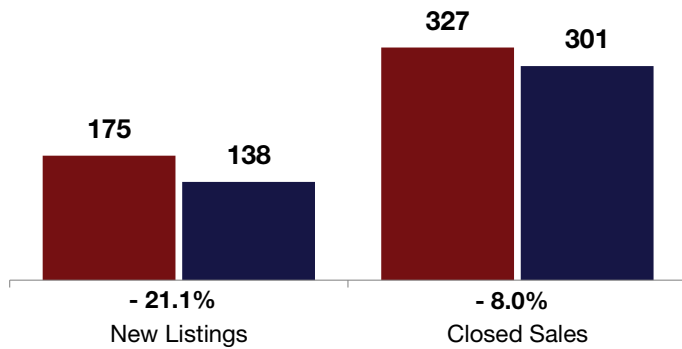
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	175	138	- 21.1%	3,812	3,634	- 4.7%
Closed Sales	327	301	- 8.0%	3,050	3,244	+ 6.4%
Median Sales Price*	\$250,000	\$261,000	+ 4.4%	\$240,000	\$265,000	+ 10.4%
Percent of Original List Price Received*	97.8%	98.5%	+ 0.7%	97.7%	100.8%	+ 3.1%
Days on Market Until Sale	34	29	- 15.6%	40	24	- 40.6%
Inventory of Homes for Sale	619	323	- 47.8%	--	--	--
Months Supply of Inventory	2.3	1.2	- 45.9%	--	--	--

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

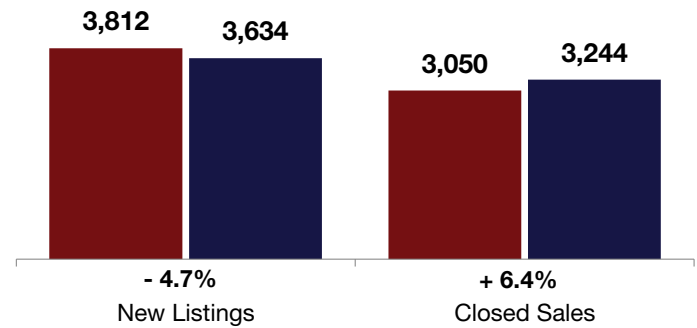
December

■ 2020 ■ 2021

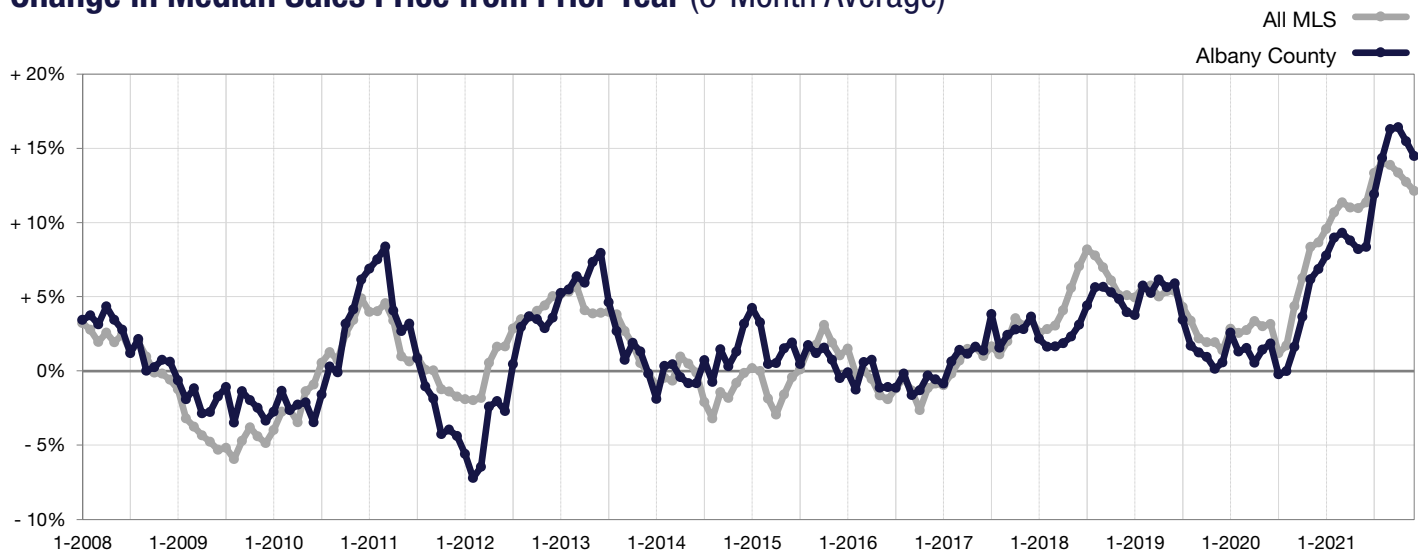


Year to Date

■ 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.