

# Local Market Update – January 2020

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



## City of Albany

**- 20.5%**

**+ 37.5%**

**- 14.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	January			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	73	58	- 20.5%	73	58	- 20.5%
Closed Sales	32	44	+ 37.5%	32	44	+ 37.5%
Median Sales Price*	\$196,500	<b>\$168,500</b>	- 14.2%	\$196,500	<b>\$168,500</b>	- 14.2%
Percent of Original List Price Received*	92.8%	<b>93.2%</b>	+ 0.4%	92.8%	<b>93.2%</b>	+ 0.4%
Days on Market Until Sale	75	<b>67</b>	- 11.0%	75	<b>67</b>	- 11.0%
Inventory of Homes for Sale	140	<b>140</b>	0.0%	--	--	--
Months Supply of Inventory	2.6	<b>2.6</b>	+ 1.4%	--	--	--

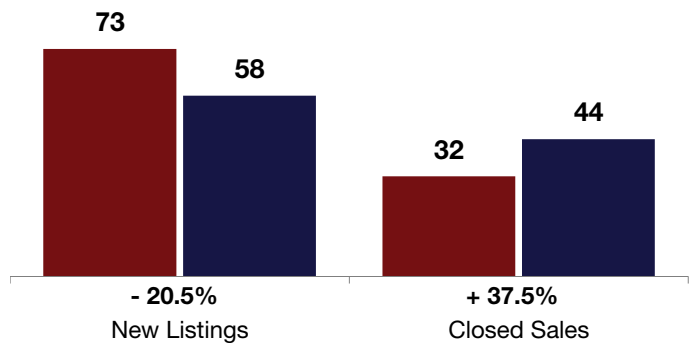
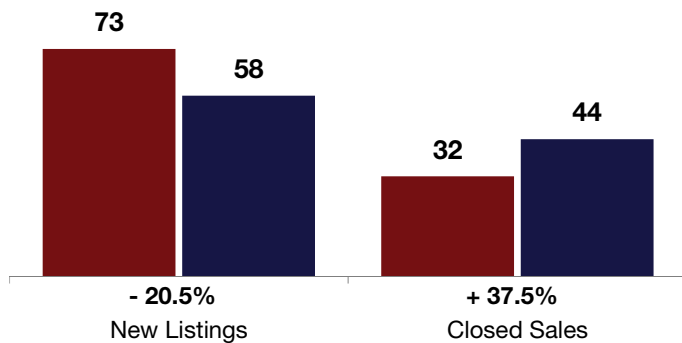
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

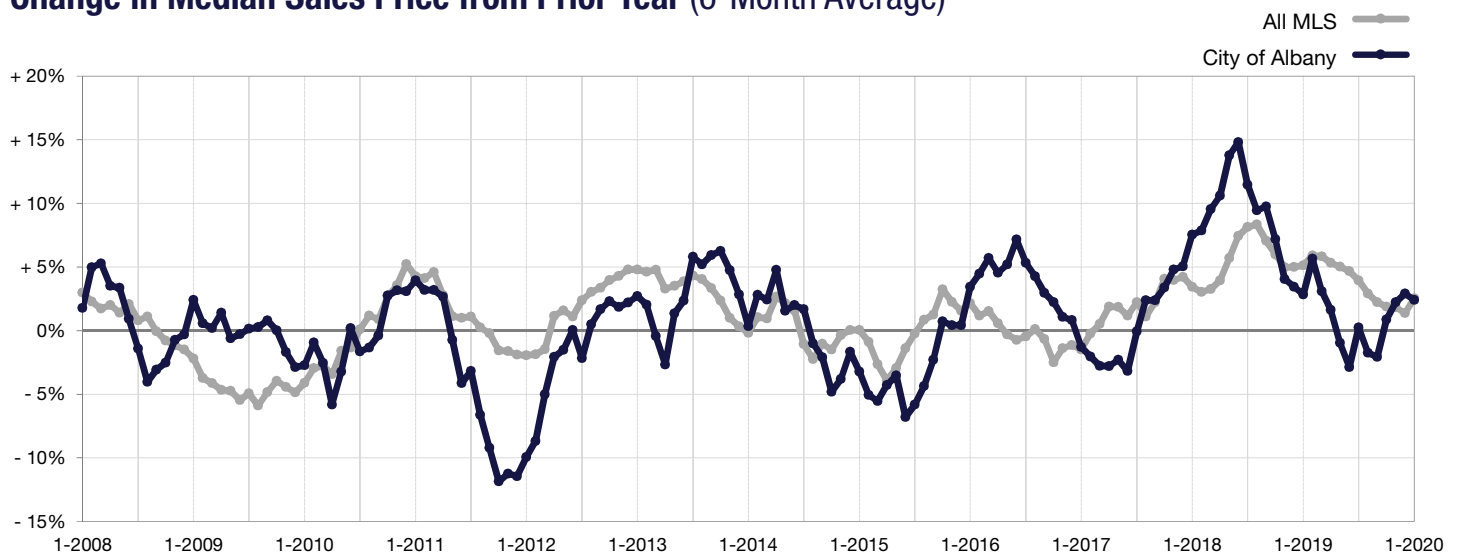
■ 2019 ■ 2020

### Year to Date

■ 2019 ■ 2020



### 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.