

Local Market Update – February 2020

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



City of Albany

+ 83.3%

Change in
New Listings

+ 13.8%

Change in
Closed Sales

+ 1.0%

Change in
Median Sales Price

February

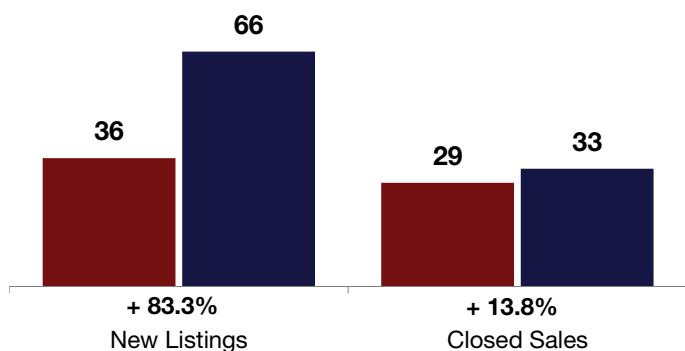
Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	36	66	+ 83.3%	109	124	+ 13.8%
Closed Sales	29	33	+ 13.8%	61	79	+ 29.5%
Median Sales Price*	\$163,300	\$165,000	+ 1.0%	\$177,000	\$165,000	- 6.8%
Percent of Original List Price Received*	96.4%	94.0%	- 2.4%	94.5%	93.4%	- 1.2%
Days on Market Until Sale	44	51	+ 16.5%	60	59	- 1.6%
Inventory of Homes for Sale	131	142	+ 8.4%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 6.4%	--	--	--

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

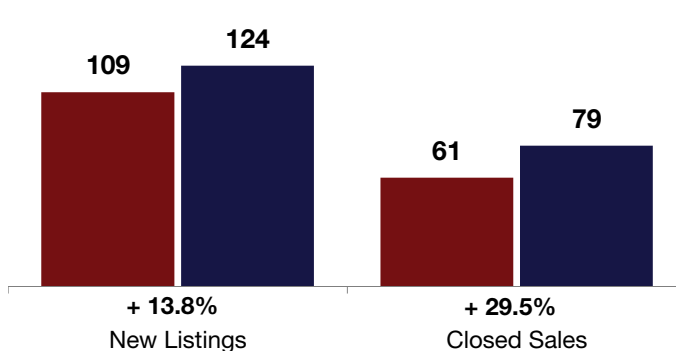
February

■ 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.