

# Local Market Update – March 2020

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



## City of Albany

**- 8.6%**

Change in  
New Listings

**- 34.0%**

Change in  
Closed Sales

**+ 1.2%**

Change in  
Median Sales Price

|  | March     |                  |         | Year to Date |                  |        |
|--|-----------|------------------|---------|--------------|------------------|--------|
|  | 2019      | 2020             | + / -   | 2019         | 2020             | + / -  |
| New Listings                             | 58        | 53               | - 8.6%  | 167          | 177              | + 6.0% |
| Closed Sales                             | 53        | 35               | - 34.0% | 114          | 119              | + 4.4% |
| Median Sales Price*                      | \$166,950 | <b>\$169,000</b> | + 1.2%  | \$175,000    | <b>\$164,800</b> | - 5.8% |
| Percent of Original List Price Received* | 94.9%     | <b>93.5%</b>     | - 1.5%  | 94.7%        | <b>93.5%</b>     | - 1.3% |
| Days on Market Until Sale                | 49        | <b>52</b>        | + 5.5%  | 55           | <b>57</b>        | + 3.0% |
| Inventory of Homes for Sale              | 124       | <b>133</b>       | + 7.3%  | --           | --               | --     |
| Months Supply of Inventory               | 2.3       | <b>2.4</b>       | + 3.2%  | --           | --               | --     |

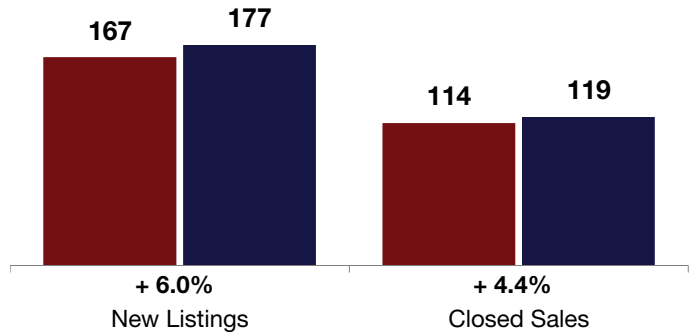
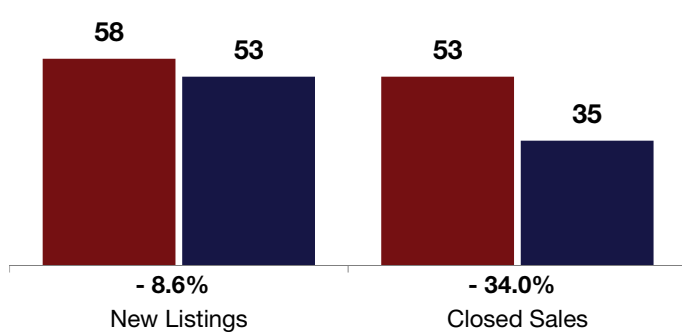
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

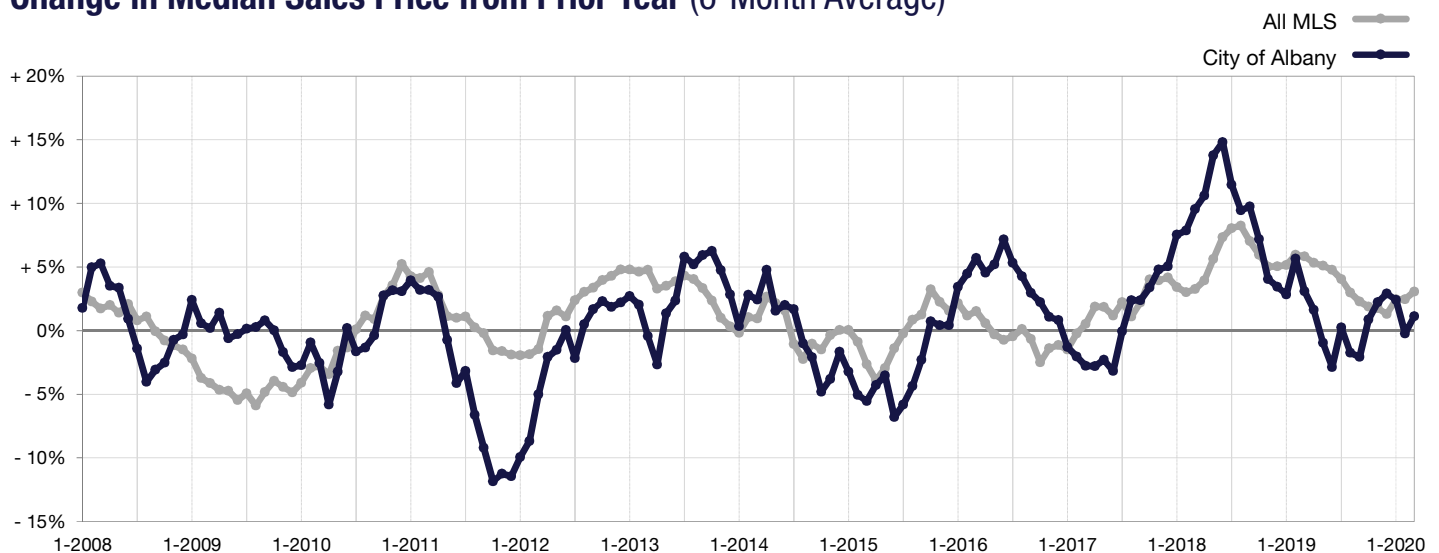
■ 2019 ■ 2020

### 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.