

Local Market Update – May 2020

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



City of Albany

- 11.0%

Change in
New Listings

- 13.0%

Change in
Closed Sales

+ 6.0%

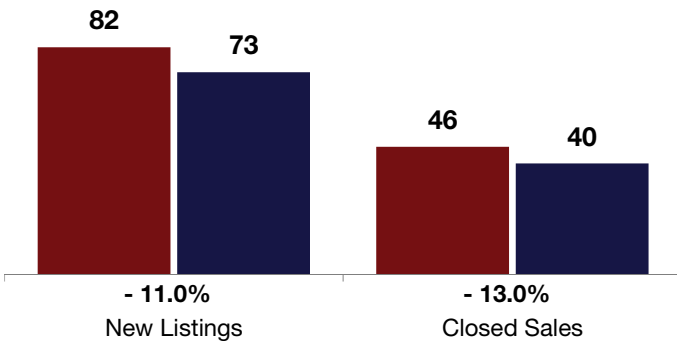
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	82	73	- 11.0%	341	281	- 17.6%
Closed Sales	46	40	- 13.0%	211	205	- 2.8%
Median Sales Price*	\$169,700	\$179,950	+ 6.0%	\$173,620	\$174,900	+ 0.7%
Percent of Original List Price Received*	96.4%	95.9%	- 0.5%	94.6%	95.1%	+ 0.6%
Days on Market Until Sale	33	38	+ 15.7%	53	50	- 5.6%
Inventory of Homes for Sale	142	127	- 10.6%	--	--	--
Months Supply of Inventory	2.7	2.5	- 6.3%	--	--	--

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

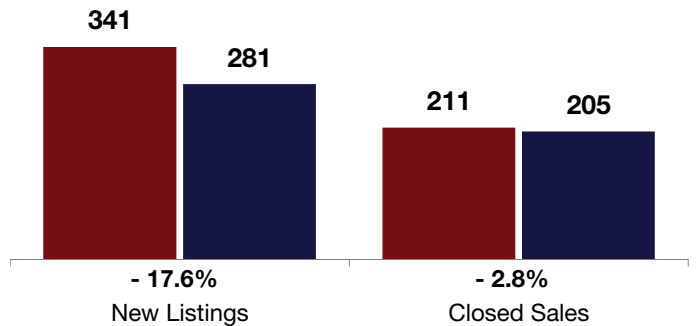
May

■ 2019 ■ 2020

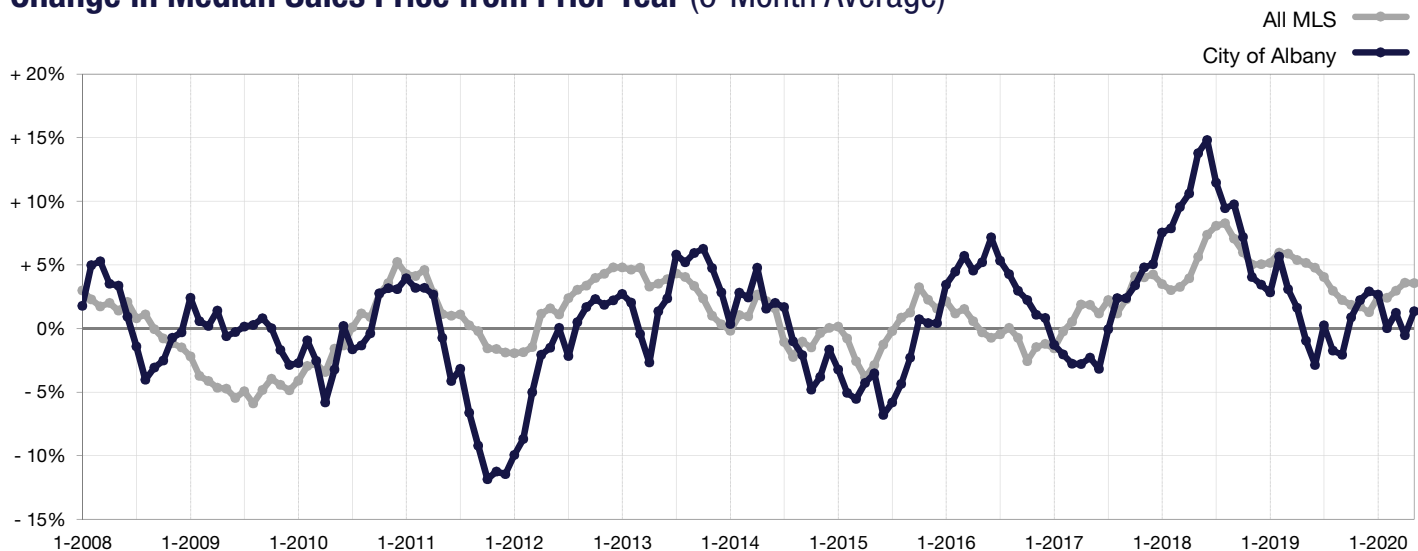


Year to Date

■ 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.