

Local Market Update – June 2020

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



+ 11.1%

- 39.1%

- 2.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	81	90	+ 11.1%	422	370	- 12.3%
Closed Sales	64	39	- 39.1%	275	247	- 10.2%
Median Sales Price*	\$197,250	\$192,000	- 2.7%	\$177,000	\$175,500	- 0.8%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.9%	94.9%	95.3%	+ 0.5%
Days on Market Until Sale	41	52	+ 27.5%	50	50	+ 0.3%
Inventory of Homes for Sale	154	121	- 21.4%	--	--	--
Months Supply of Inventory	2.9	2.3	- 22.0%	--	--	--

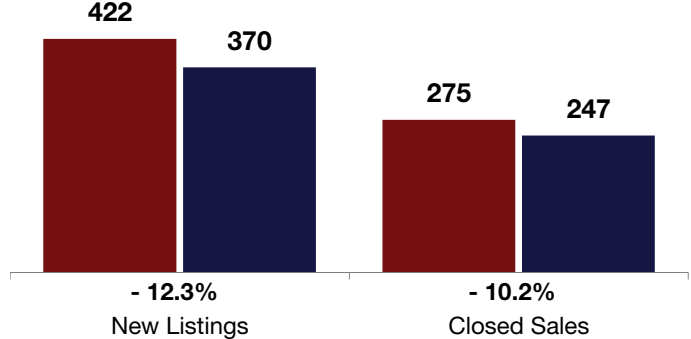
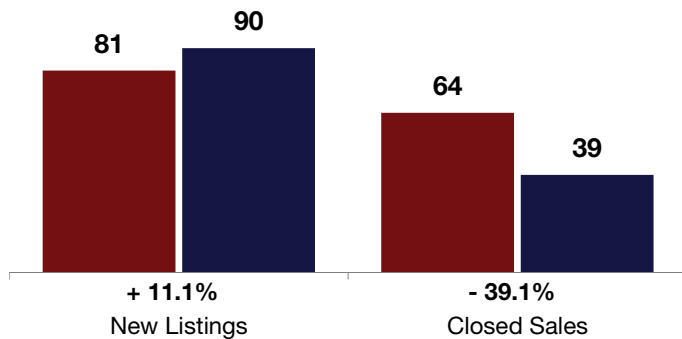
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

■ 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.