

Local Market Update – August 2020

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



City of Albany

- 6.1%

Change in
New Listings

+ 1.3%

Change in
Closed Sales

+ 5.4%

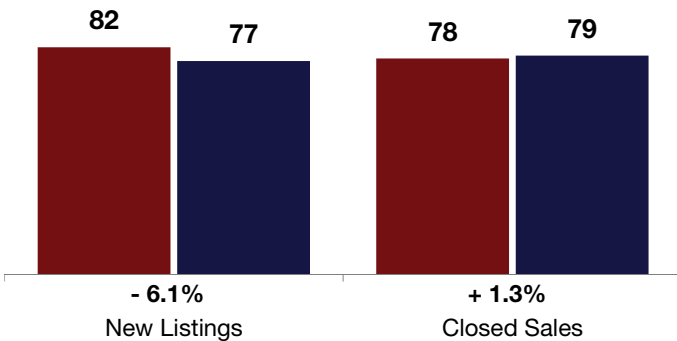
Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	82	77	- 6.1%	600	528	- 12.0%
Closed Sales	78	79	+ 1.3%	416	402	- 3.4%
Median Sales Price*	\$180,350	\$190,000	+ 5.4%	\$179,000	\$180,000	+ 0.6%
Percent of Original List Price Received*	95.9%	98.9%	+ 3.2%	95.4%	96.3%	+ 1.0%
Days on Market Until Sale	27	36	+ 37.0%	45	48	+ 6.6%
Inventory of Homes for Sale	184	100	- 45.7%	--	--	--
Months Supply of Inventory	3.5	1.8	- 48.7%	--	--	--

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

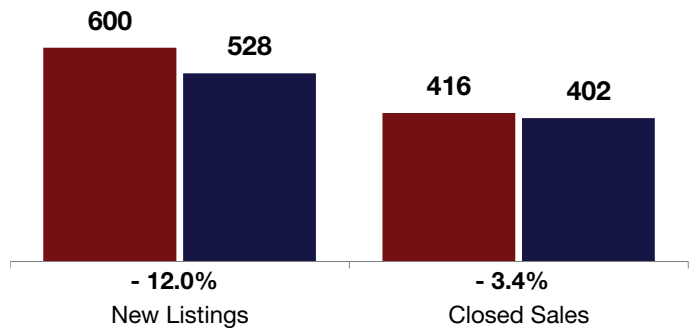
August

■ 2019 ■ 2020

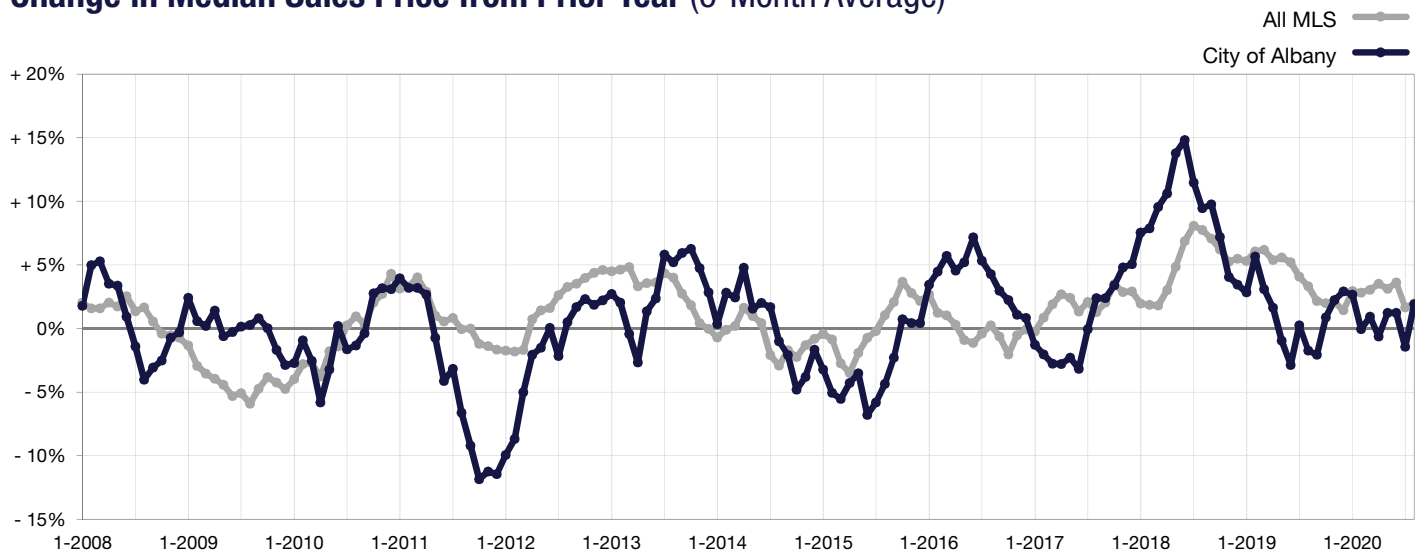


Year to Date

■ 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.