

Local Market Update – September 2020

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



City of Albany

- 4.5%

+ 37.8%

+ 3.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	88	84	- 4.5%	688	612	- 11.0%
Closed Sales	45	62	+ 37.8%	461	467	+ 1.3%
Median Sales Price*	\$187,000	\$193,000	+ 3.2%	\$179,900	\$180,000	+ 0.1%
Percent of Original List Price Received*	96.3%	97.2%	+ 0.9%	95.5%	96.5%	+ 1.1%
Days on Market Until Sale	22	36	+ 67.2%	42	46	+ 8.3%
Inventory of Homes for Sale	201	111	- 44.8%	--	--	--
Months Supply of Inventory	3.8	2.0	- 47.9%	--	--	--

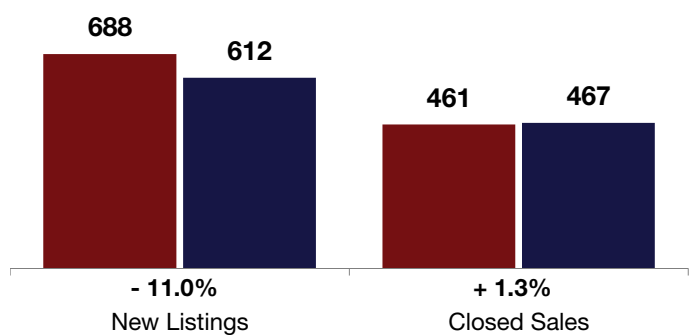
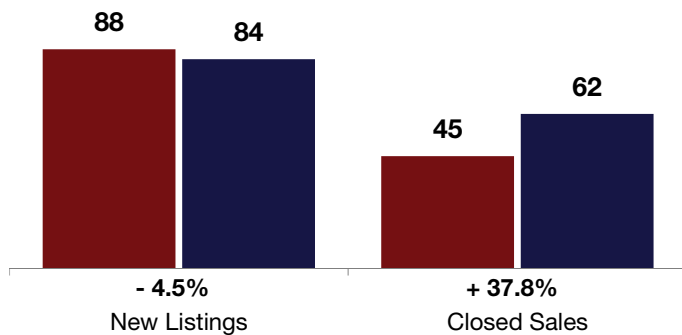
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

■ 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.