

Local Market Update – October 2020

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



+ 16.2%

- 20.0%

+ 11.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	74	86	+ 16.2%	762	697	- 8.5%
Closed Sales	65	52	- 20.0%	526	525	- 0.2%
Median Sales Price*	\$170,000	\$189,500	+ 11.5%	\$179,000	\$181,200	+ 1.2%
Percent of Original List Price Received*	95.3%	96.9%	+ 1.7%	95.4%	96.5%	+ 1.1%
Days on Market Until Sale	34	40	+ 16.8%	41	46	+ 9.9%
Inventory of Homes for Sale	202	130	- 35.6%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.4%	--	--	--

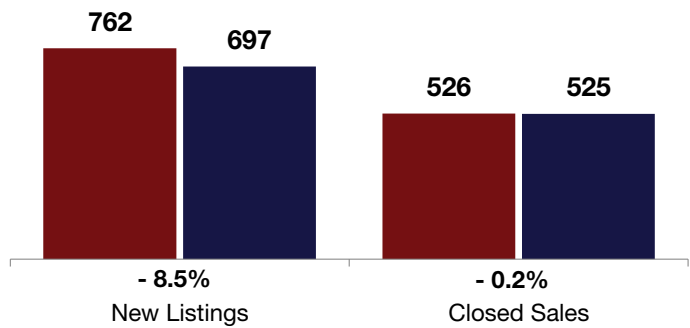
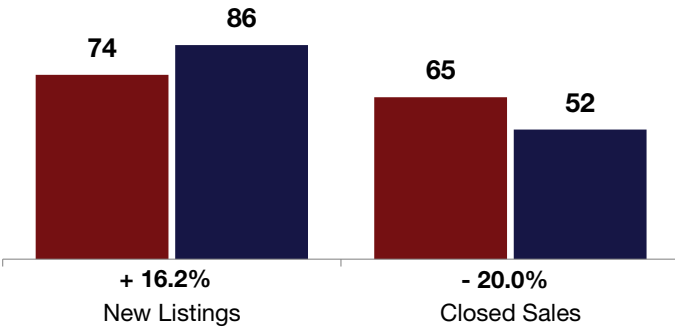
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

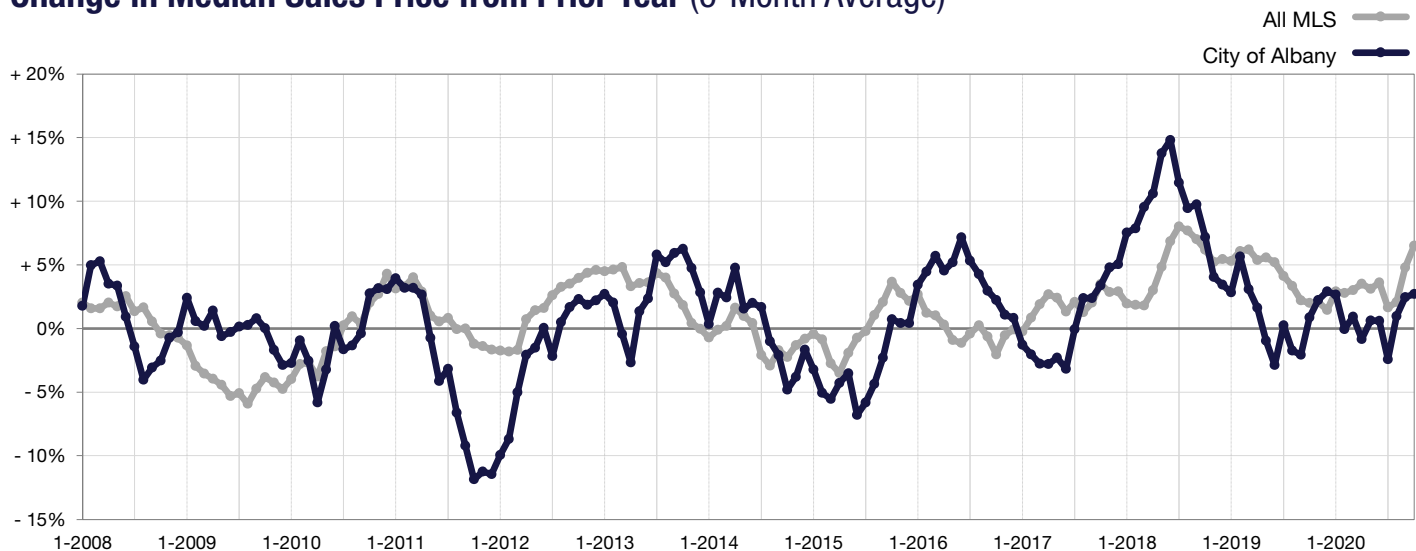
■ 2019 ■ 2020

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.