

Local Market Update – November 2020

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



City of Albany

+ 17.8%

Change in
New Listings

- 3.9%

Change in
Closed Sales

+ 19.4%

Change in
Median Sales Price

November

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	45	53	+ 17.8%	808	750	- 7.2%
Closed Sales	51	49	- 3.9%	578	577	- 0.2%
Median Sales Price*	\$180,000	\$215,000	+ 19.4%	\$179,500	\$185,000	+ 3.1%
Percent of Original List Price Received*	95.4%	99.1%	+ 3.9%	95.4%	96.7%	+ 1.3%
Days on Market Until Sale	33	28	- 15.6%	41	44	+ 8.2%
Inventory of Homes for Sale	179	107	- 40.2%	--	--	--
Months Supply of Inventory	3.3	1.9	- 44.3%	--	--	--

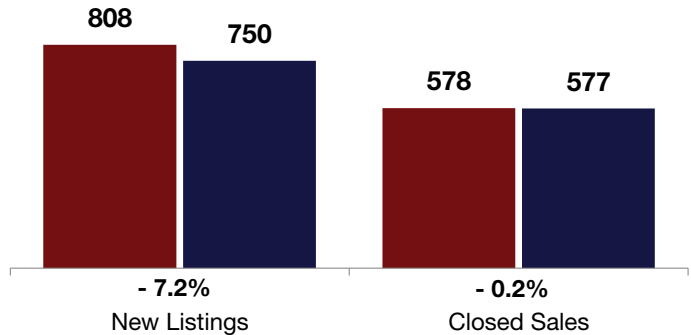
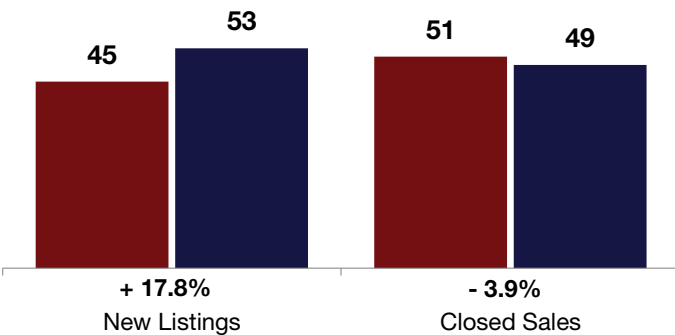
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 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.