

Local Market Update – December 2020

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



City of Albany

- 5.9%

+ 25.0%

+ 8.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	34	32	- 5.9%	842	783	- 7.0%
Closed Sales	56	70	+ 25.0%	634	651	+ 2.7%
Median Sales Price*	\$177,449	\$192,500	+ 8.5%	\$179,500	\$185,000	+ 3.1%
Percent of Original List Price Received*	94.6%	97.7%	+ 3.3%	95.4%	96.8%	+ 1.5%
Days on Market Until Sale	38	30	- 21.0%	40	42	+ 4.5%
Inventory of Homes for Sale	154	79	- 48.7%	--	--	--
Months Supply of Inventory	2.9	1.3	- 53.1%	--	--	--

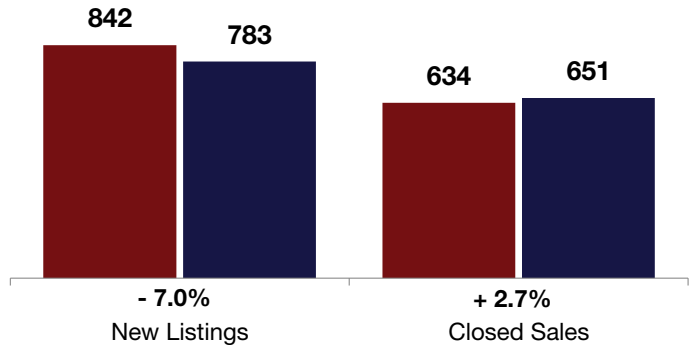
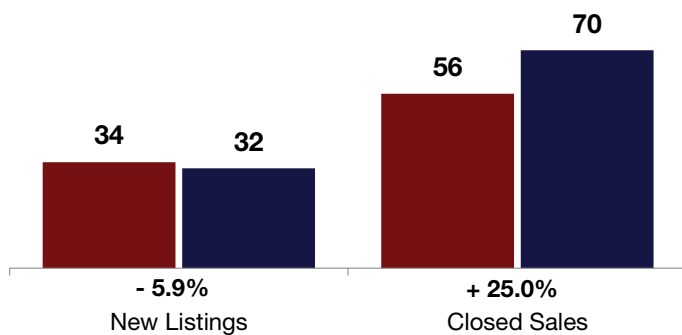
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

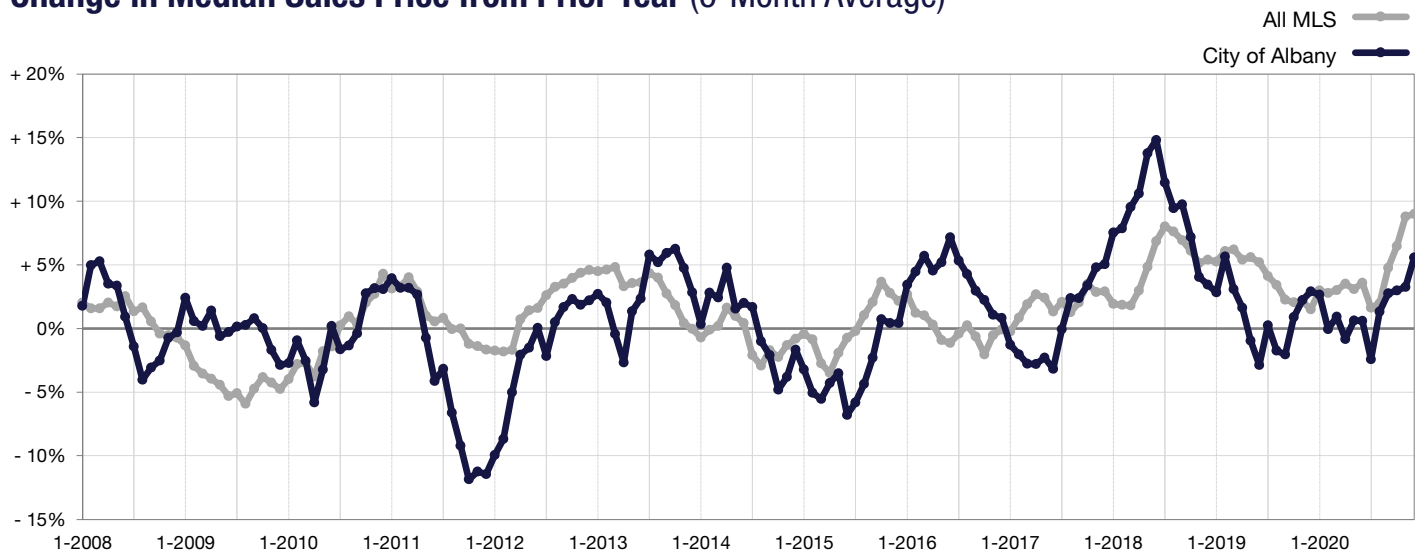
■ 2019 ■ 2020

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.