

Local Market Update – January 2021

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



City of Albany

- 31.0%

Change in
New Listings

- 4.1%

Change in
Closed Sales

+ 18.3%

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	58	40	- 31.0%	58	40	- 31.0%
Closed Sales	49	47	- 4.1%	49	47	- 4.1%
Median Sales Price*	\$164,800	\$195,000	+ 18.3%	\$164,800	\$195,000	+ 18.3%
Percent of Original List Price Received*	93.0%	98.4%	+ 5.8%	93.0%	98.4%	+ 5.8%
Days on Market Until Sale	62	25	- 60.0%	62	25	- 60.0%
Inventory of Homes for Sale	150	60	- 60.0%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.0%	--	--	--

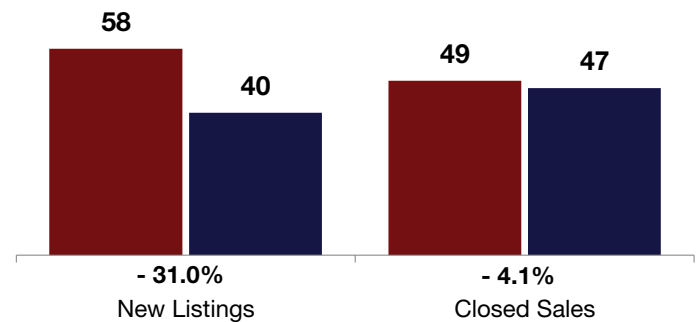
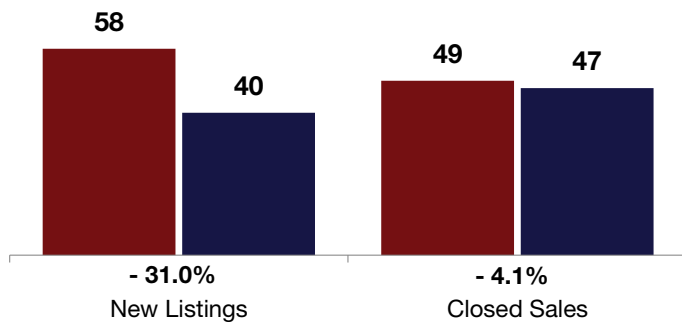
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

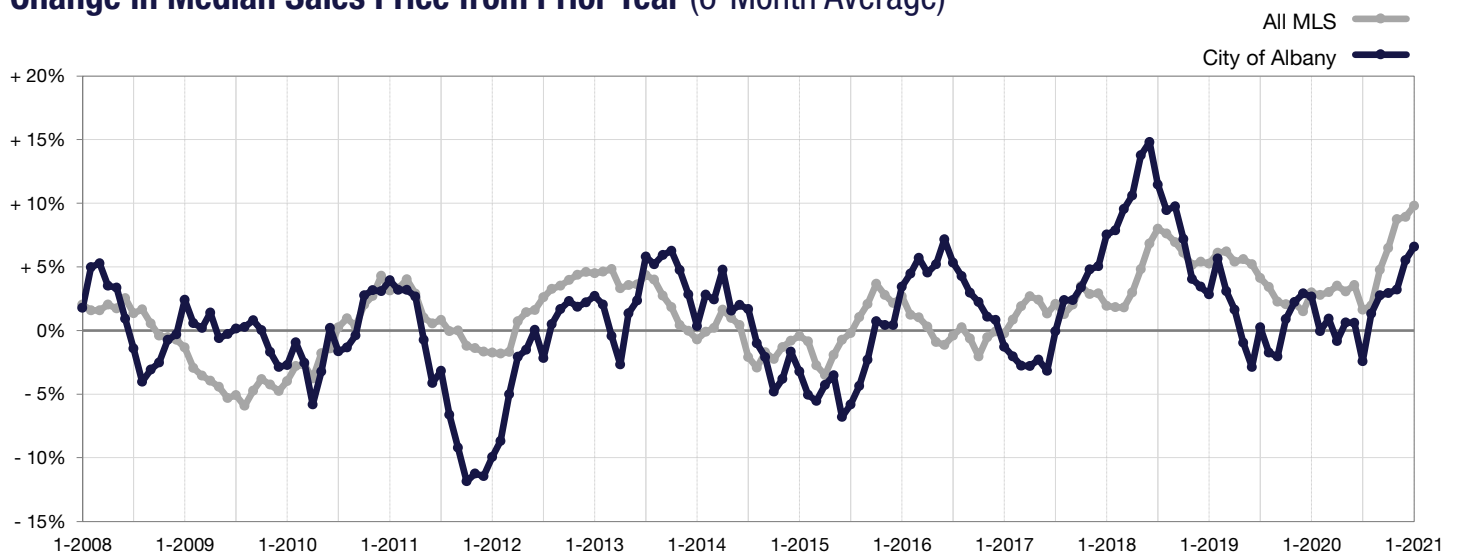
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.