

# Local Market Update – February 2021

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



## City of Albany

**- 30.8%**

Change in  
New Listings

**+ 65.8%**

Change in  
Closed Sales

**+ 40.0%**

Change in  
Median Sales Price

### February

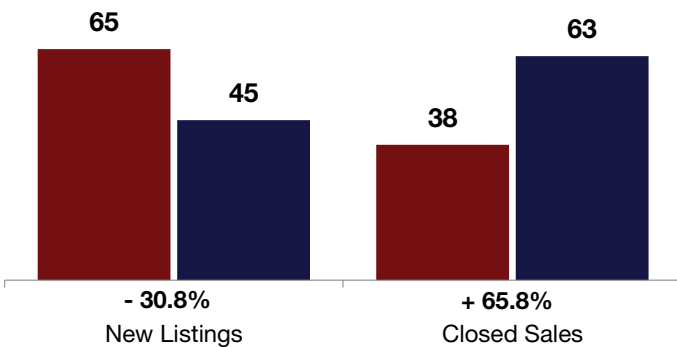
### Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	65	45	- 30.8%	123	85	- 30.9%
Closed Sales	38	63	+ 65.8%	87	110	+ 26.4%
Median Sales Price*	\$159,600	<b>\$223,500</b>	+ 40.0%	\$163,000	<b>\$209,450</b>	+ 28.5%
Percent of Original List Price Received*	94.2%	<b>96.5%</b>	+ 2.5%	93.5%	<b>97.3%</b>	+ 4.1%
Days on Market Until Sale	51	42	- 17.1%	57	35	- 39.3%
Inventory of Homes for Sale	146	39	- 73.3%	--	--	--
Months Supply of Inventory	2.6	0.7	- 75.1%	--	--	--

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

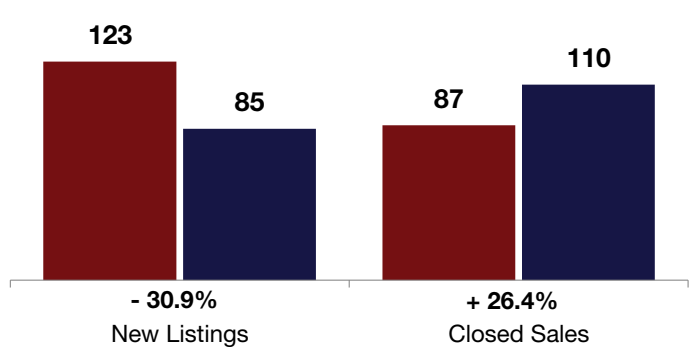
### February

■ 2020 ■ 2021

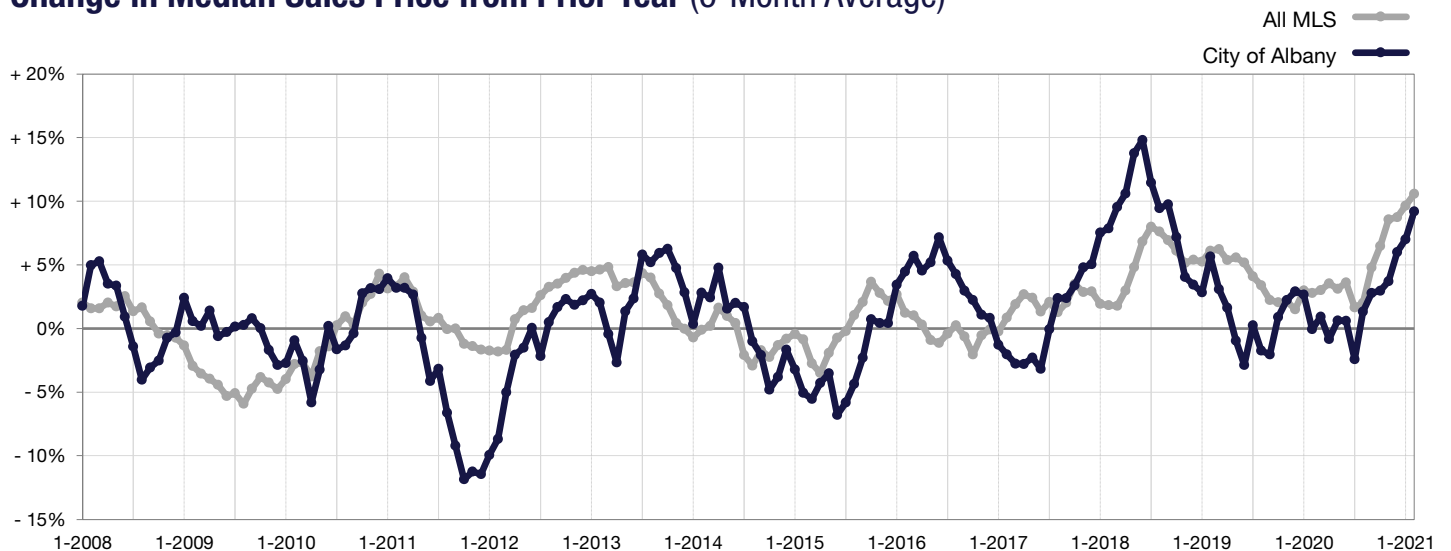


### Year to Date

■ 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.