

Local Market Update – March 2021

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



+ 45.3%

+ 30.0%

+ 13.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	53	77	+ 45.3%	176	162	- 8.0%
Closed Sales	40	52	+ 30.0%	127	163	+ 28.3%
Median Sales Price*	\$166,650	\$189,250	+ 13.6%	\$164,300	\$200,000	+ 21.7%
Percent of Original List Price Received*	93.2%	96.1%	+ 3.2%	93.4%	97.0%	+ 3.8%
Days on Market Until Sale	58	75	+ 30.9%	57	48	- 17.2%
Inventory of Homes for Sale	143	47	- 67.1%	--	--	--
Months Supply of Inventory	2.6	0.8	- 70.6%	--	--	--

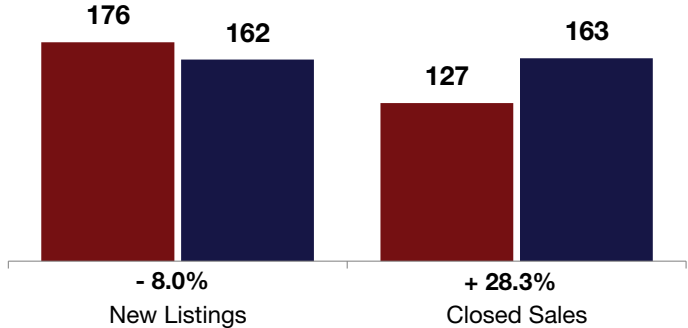
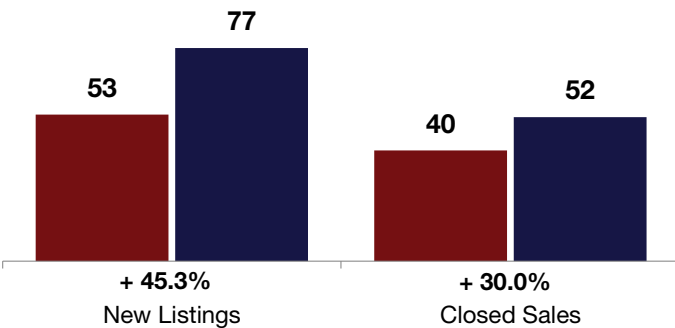
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.