

# Local Market Update – April 2021

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



## City of Albany

**+ 138.7%**

**+ 20.9%**

**+ 16.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	31	74	+ 138.7%	207	235	+ 13.5%
Closed Sales	43	52	+ 20.9%	170	217	+ 27.6%
Median Sales Price*	\$190,200	\$220,850	+ 16.1%	\$170,000	\$205,000	+ 20.6%
Percent of Original List Price Received*	99.0%	102.3%	+ 3.3%	94.8%	98.2%	+ 3.5%
Days on Market Until Sale	36	41	+ 16.1%	52	46	- 11.4%
Inventory of Homes for Sale	136	51	- 62.5%	--	--	--
Months Supply of Inventory	2.6	0.8	- 69.4%	--	--	--

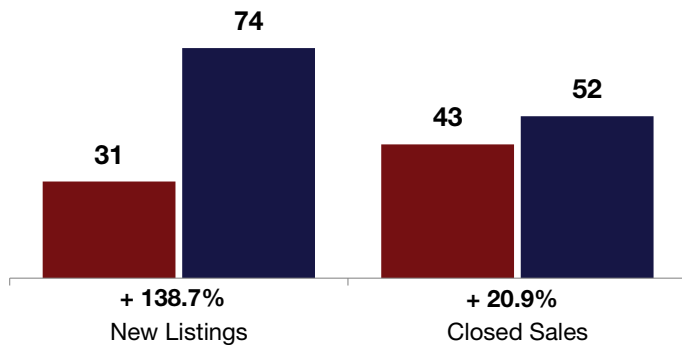
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

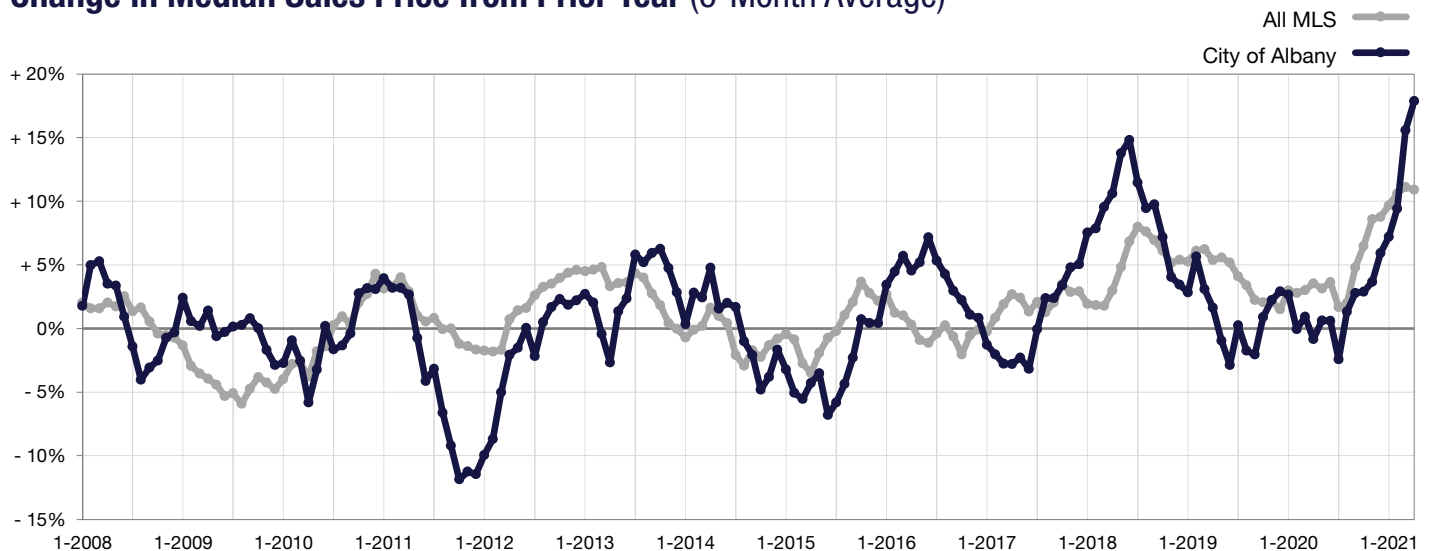
■ 2020 ■ 2021

### 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.