

Local Market Update – May 2021

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



City of Albany

+ 1.4%

Change in
New Listings

+ 9.3%

Change in
Closed Sales

+ 12.0%

Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	73	74	+ 1.4%	280	310	+ 10.7%
Closed Sales	43	47	+ 9.3%	213	267	+ 25.4%
Median Sales Price*	\$175,000	\$196,000	+ 12.0%	\$170,000	\$201,500	+ 18.5%
Percent of Original List Price Received*	96.1%	102.2%	+ 6.4%	95.1%	98.9%	+ 4.0%
Days on Market Until Sale	35	24	- 33.5%	49	42	- 12.8%
Inventory of Homes for Sale	126	54	- 57.1%	--	--	--
Months Supply of Inventory	2.5	0.9	- 65.2%	--	--	--

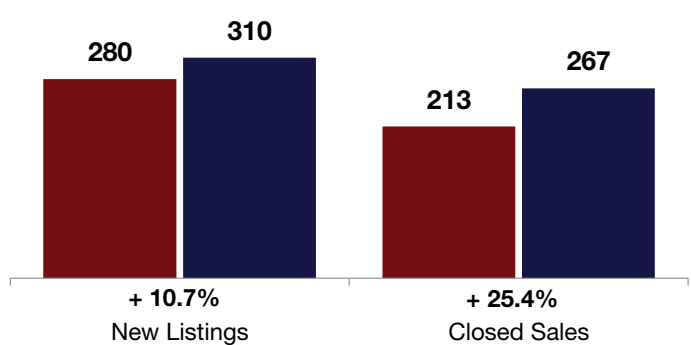
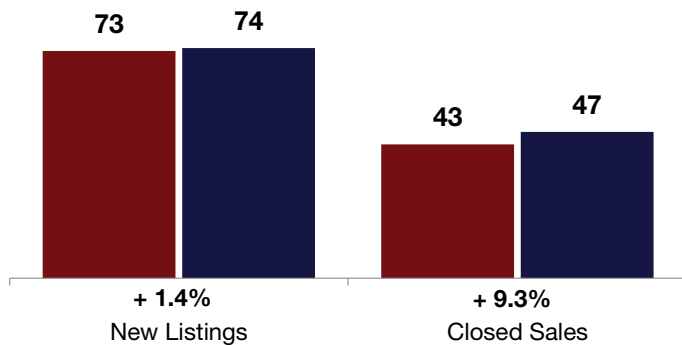
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

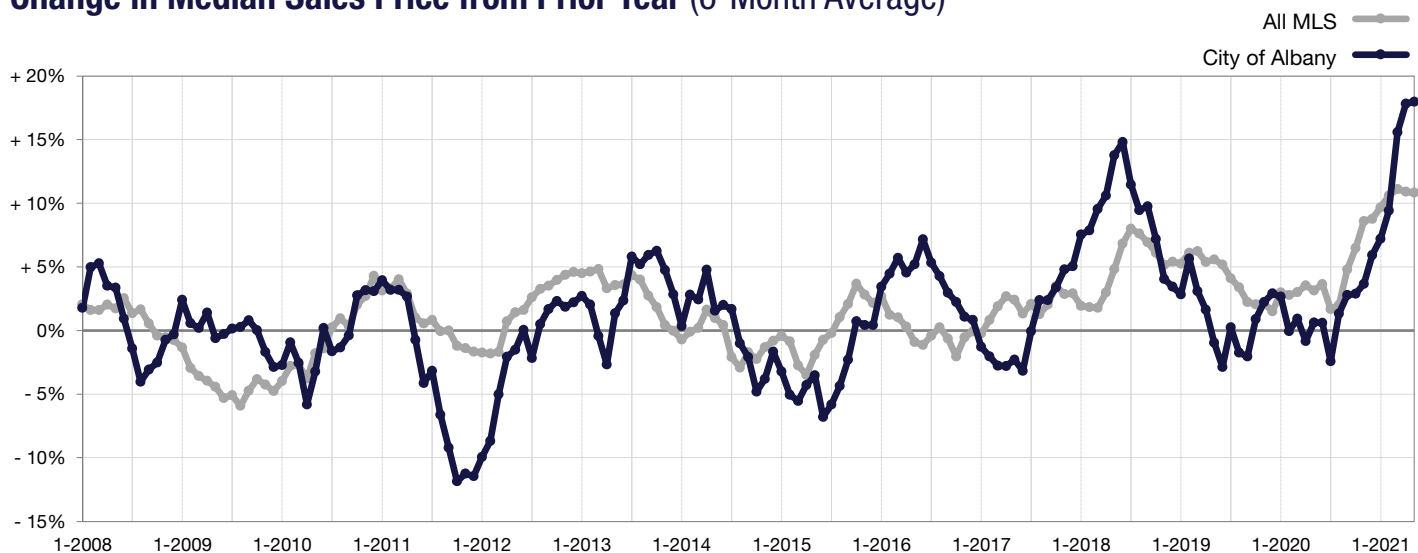
■ 2020 ■ 2021

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.