

# Local Market Update – June 2021

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



## City of Albany

**+ 2.2%**

Change in  
New Listings

**+ 51.2%**

Change in  
Closed Sales

**+ 24.7%**

Change in  
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	90	<b>92</b>	+ 2.2%	370	<b>404</b>	+ 9.2%
Closed Sales	43	<b>65</b>	+ 51.2%	257	<b>334</b>	+ 30.0%
Median Sales Price*	\$184,300	<b>\$229,900</b>	+ 24.7%	\$175,000	<b>\$211,500</b>	+ 20.9%
Percent of Original List Price Received*	96.1%	<b>102.6%</b>	+ 6.8%	95.3%	<b>99.7%</b>	+ 4.6%
Days on Market Until Sale	62	<b>10</b>	- 84.4%	51	<b>36</b>	- 30.2%
Inventory of Homes for Sale	114	<b>77</b>	- 32.5%	--	--	--
Months Supply of Inventory	2.1	<b>1.3</b>	- 41.4%	--	--	--

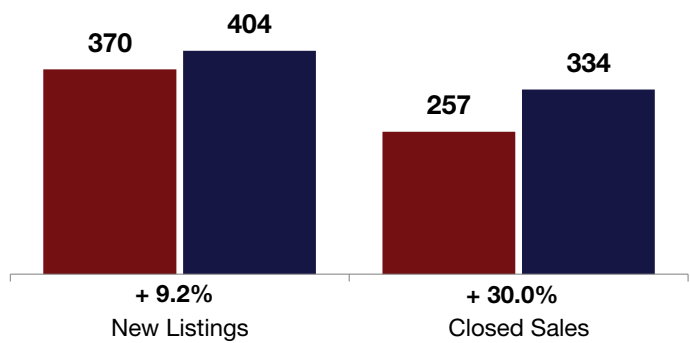
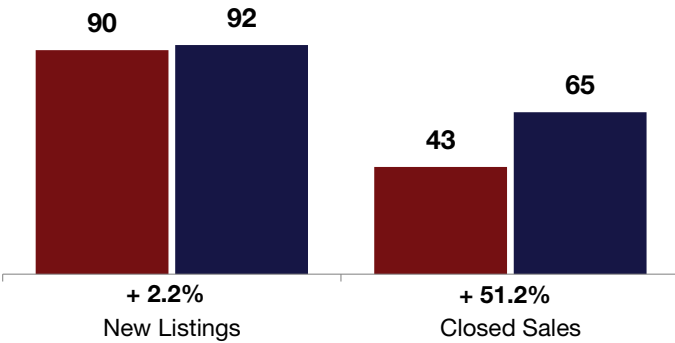
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

■ 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.