

Local Market Update – July 2021

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



City of Albany

+ 18.5%

Change in
New Listings

- 15.5%

Change in
Closed Sales

+ 20.3%

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	81	96	+ 18.5%	451	500	+ 10.9%
Closed Sales	71	60	- 15.5%	328	399	+ 21.6%
Median Sales Price*	\$185,000	\$222,500	+ 20.3%	\$175,250	\$214,900	+ 22.6%
Percent of Original List Price Received*	97.2%	104.4%	+ 7.4%	95.7%	100.4%	+ 4.9%
Days on Market Until Sale	49	16	- 66.1%	51	33	- 35.7%
Inventory of Homes for Sale	117	89	- 23.9%	--	--	--
Months Supply of Inventory	2.2	1.4	- 34.2%	--	--	--

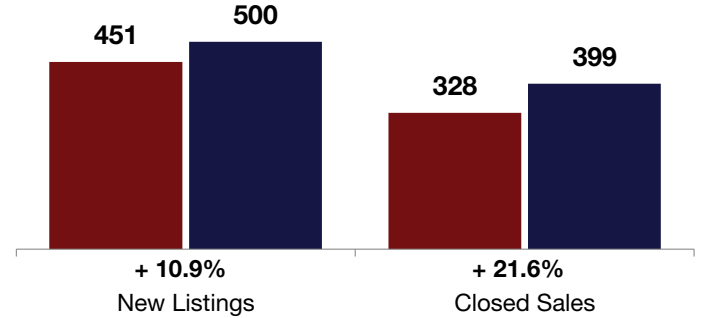
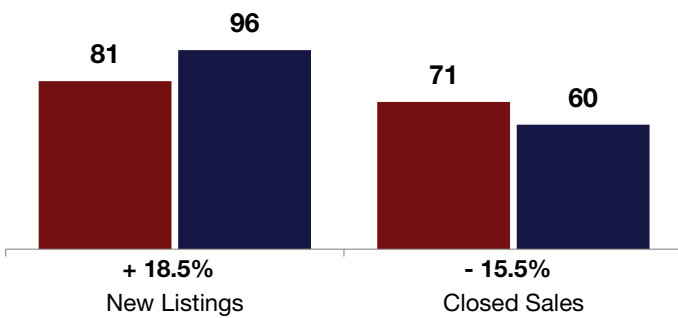
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 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.