

Local Market Update – August 2021

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



+ 25.0%

- 20.2%

+ 15.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	76	95	+ 25.0%	527	594	+ 12.7%
Closed Sales	84	67	- 20.2%	412	472	+ 14.6%
Median Sales Price*	\$190,500	\$220,000	+ 15.5%	\$180,000	\$215,000	+ 19.4%
Percent of Original List Price Received*	99.1%	103.2%	+ 4.1%	96.4%	100.7%	+ 4.5%
Days on Market Until Sale	37	15	- 59.4%	48	30	- 37.8%
Inventory of Homes for Sale	102	120	+ 17.6%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 9.6%	--	--	--

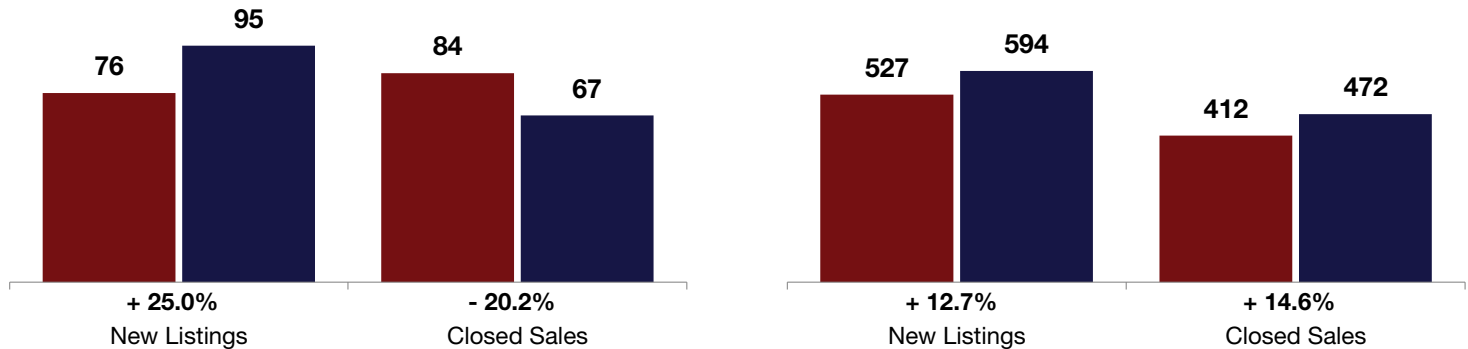
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

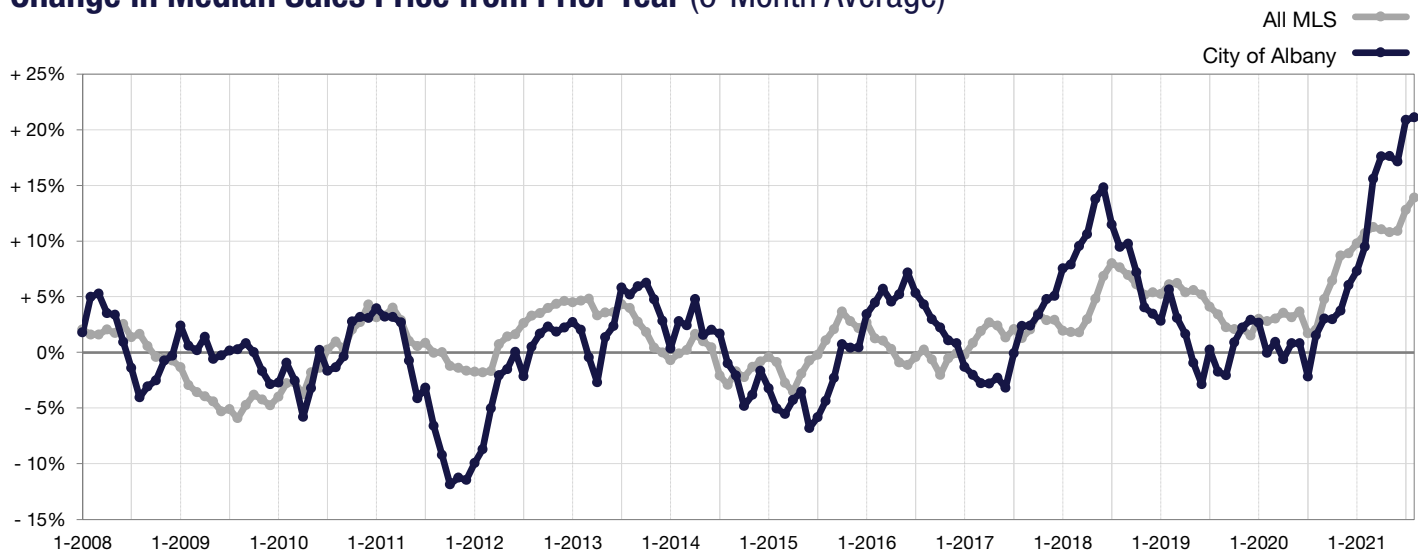
■ 2020 ■ 2021

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.