

# Local Market Update – October 2021

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



## City of Albany

**- 11.6%**

Change in  
New Listings

**+ 5.3%**

Change in  
Closed Sales

**+ 11.2%**

Change in  
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	86	76	- 11.6%	696	749	+ 7.6%
Closed Sales	57	60	+ 5.3%	536	593	+ 10.6%
Median Sales Price*	\$192,000	<b>\$213,500</b>	+ 11.2%	\$182,250	<b>\$215,000</b>	+ 18.0%
Percent of Original List Price Received*	96.9%	<b>99.9%</b>	+ 3.1%	96.6%	<b>100.9%</b>	+ 4.4%
Days on Market Until Sale	39	<b>19</b>	- 51.0%	46	<b>27</b>	- 41.2%
Inventory of Homes for Sale	125	<b>120</b>	- 4.0%	--	--	--
Months Supply of Inventory	2.2	<b>2.0</b>	- 9.8%	--	--	--

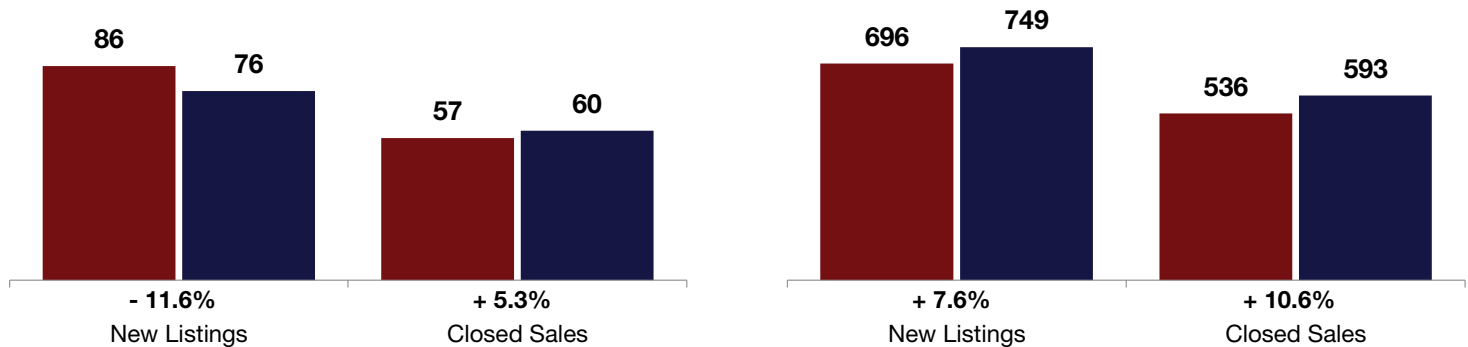
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

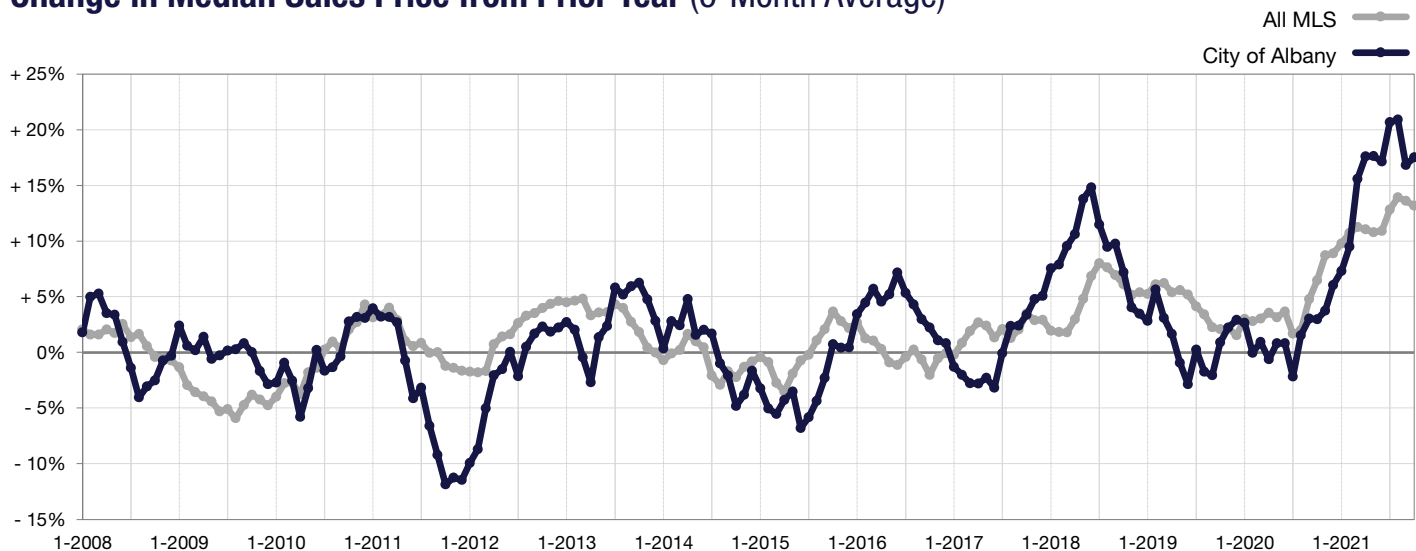
■ 2020 ■ 2021

### 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.