

Local Market Update – November 2021

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



City of Albany

+ 50.9%

Change in
New Listings

+ 35.8%

Change in
Closed Sales

+ 6.3%

Change in
Median Sales Price

November

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	53	80	+ 50.9%	749	828	+ 10.5%
Closed Sales	53	72	+ 35.8%	589	666	+ 13.1%
Median Sales Price*	\$215,000	\$228,500	+ 6.3%	\$185,000	\$215,500	+ 16.5%
Percent of Original List Price Received*	99.3%	98.4%	- 0.9%	96.8%	100.6%	+ 3.9%
Days on Market Until Sale	27	24	- 8.5%	44	27	- 39.5%
Inventory of Homes for Sale	110	119	+ 8.2%	--	--	--
Months Supply of Inventory	1.9	1.9	+ 1.7%	--	--	--

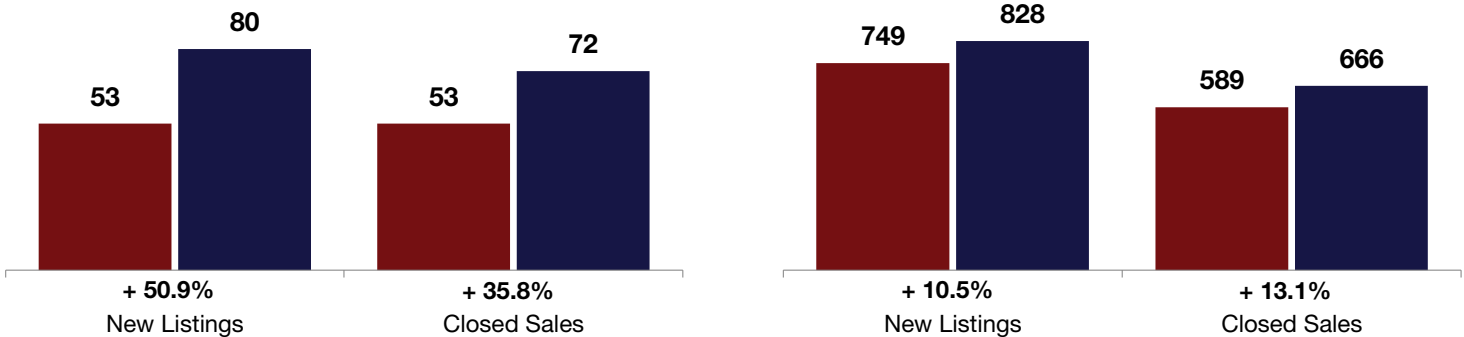
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

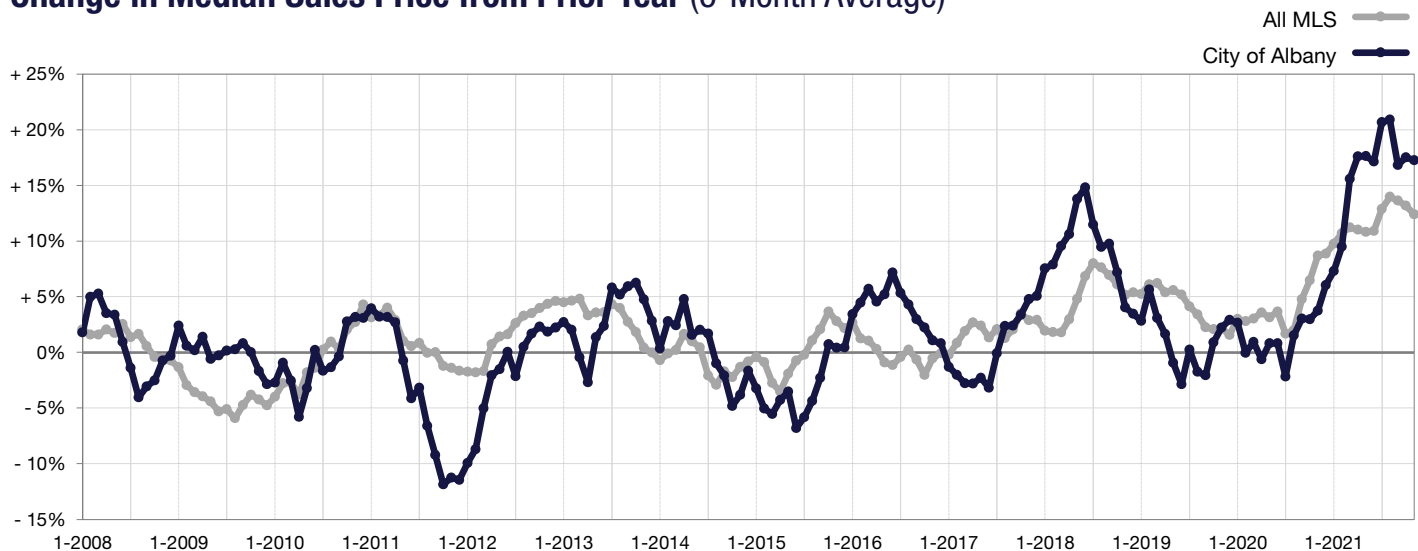
■ 2020 ■ 2021

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.