

Local Market Update – December 2021

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



City of Albany

- 18.9%

+ 20.0%

+ 12.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	53	43	- 18.9%	1,067	1,176	+ 10.2%
Closed Sales	90	108	+ 20.0%	918	1,020	+ 11.1%
Median Sales Price*	\$205,000	\$229,500	+ 12.0%	\$200,000	\$225,000	+ 12.5%
Percent of Original List Price Received*	98.1%	98.5%	+ 0.4%	97.2%	100.7%	+ 3.6%
Days on Market Until Sale	30	30	+ 0.1%	40	26	- 36.5%
Inventory of Homes for Sale	146	104	- 28.8%	--	--	--
Months Supply of Inventory	1.8	1.2	- 31.7%	--	--	--

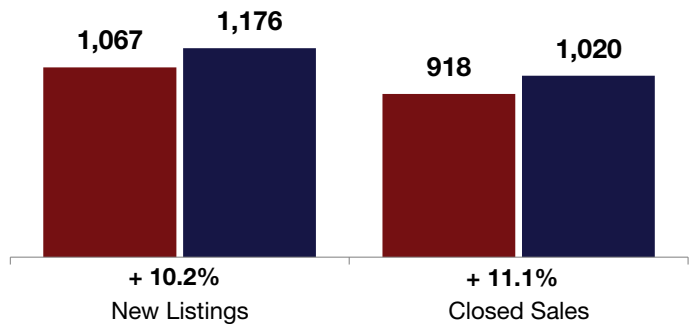
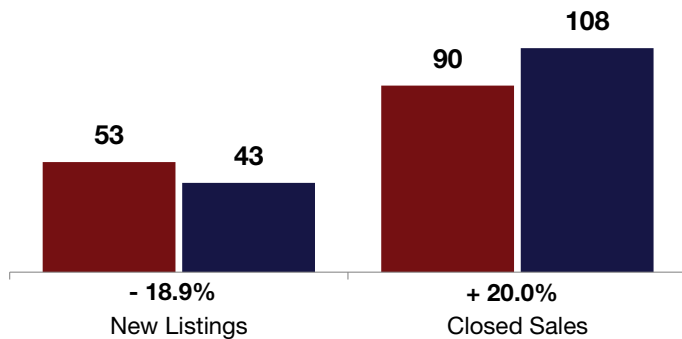
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

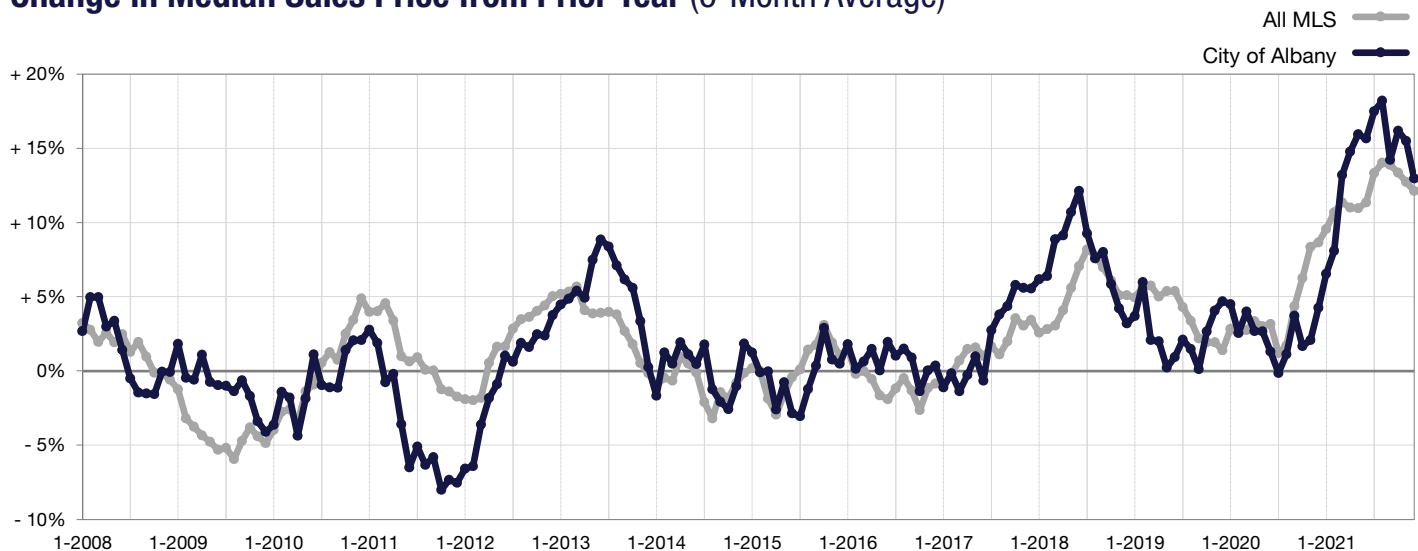
■ 2020 ■ 2021

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.