

Local Market Update – April 2020

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



Albany County

- 60.3%

Change in
New Listings

- 20.0%

Change in
Closed Sales

+ 0.7%

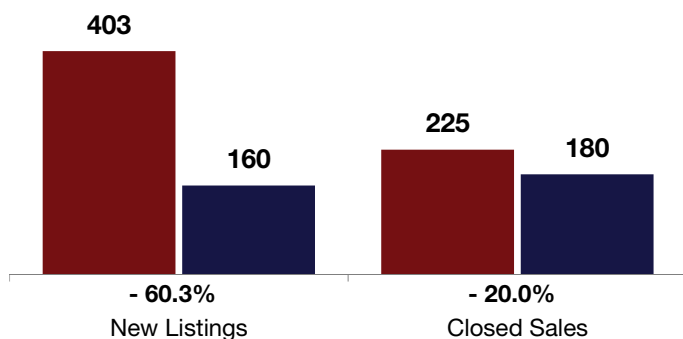
Change in
Median Sales Price

| | April | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2019 | 2020 | + / - | 2019 | 2020 | + / - |
| New Listings | 403 | 160 | - 60.3% | 1,294 | 999 | - 22.8% |
| Closed Sales | 225 | 180 | - 20.0% | 744 | 714 | - 4.0% |
| Median Sales Price* | \$225,250 | \$226,750 | + 0.7% | \$226,735 | \$225,000 | - 0.8% |
| Percent of Original List Price Received* | 95.1% | 98.1% | + 3.2% | 95.6% | 95.8% | + 0.2% |
| Days on Market Until Sale | 63 | 53 | - 14.9% | 60 | 57 | - 5.3% |
| Inventory of Homes for Sale | 872 | 637 | - 26.9% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 2.6 | - 29.1% | -- | -- | -- |

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

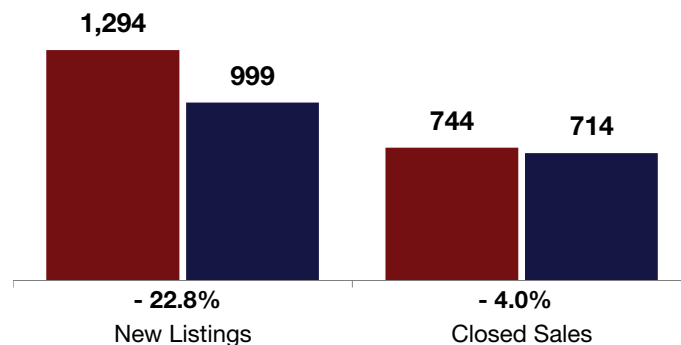
April

■ 2019 ■ 2020

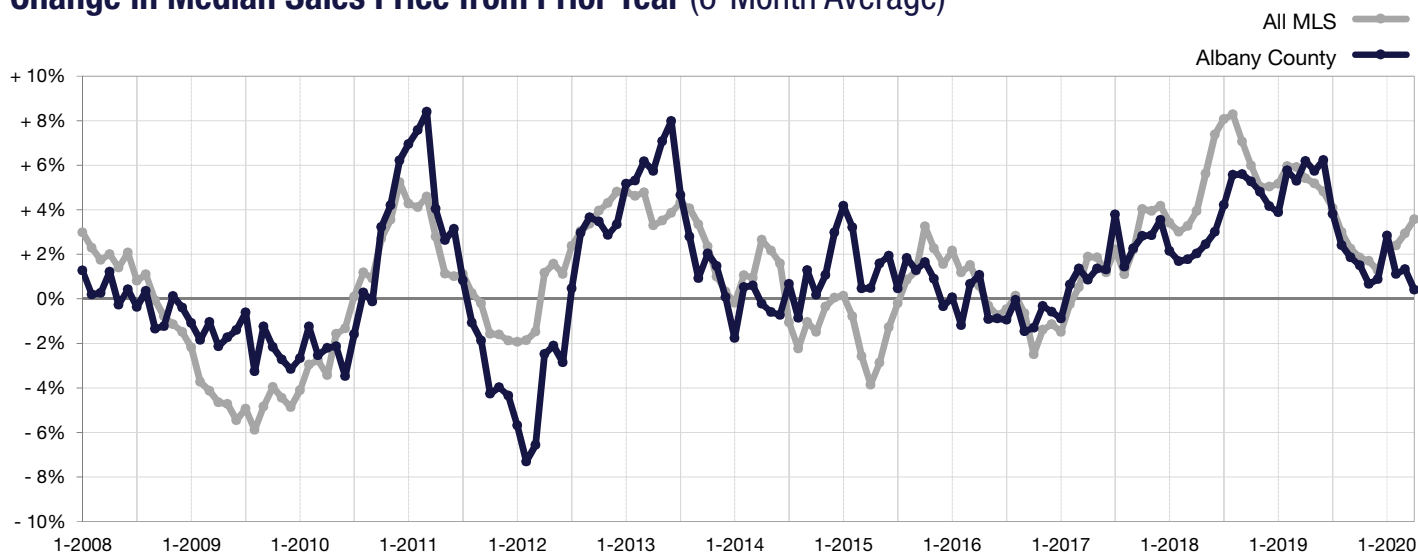


Year to Date

■ 2019 ■ 2020



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.