

# Local Market Update – May 2020

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



## Albany County

**- 33.3%**

Change in  
New Listings

**- 28.3%**

Change in  
Closed Sales

**+ 6.8%**

Change in  
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	478	319	- 33.3%	1,772	1,318	- 25.6%
Closed Sales	247	177	- 28.3%	995	901	- 9.4%
Median Sales Price*	\$227,000	<b>\$242,500</b>	+ 6.8%	\$226,235	<b>\$229,000</b>	+ 1.2%
Percent of Original List Price Received*	97.3%	<b>97.4%</b>	+ 0.1%	96.0%	<b>96.1%</b>	+ 0.1%
Days on Market Until Sale	40	<b>43</b>	+ 7.0%	55	<b>54</b>	- 2.9%
Inventory of Homes for Sale	917	<b>659</b>	- 28.1%	--	--	--
Months Supply of Inventory	3.9	<b>2.8</b>	- 27.2%	--	--	--

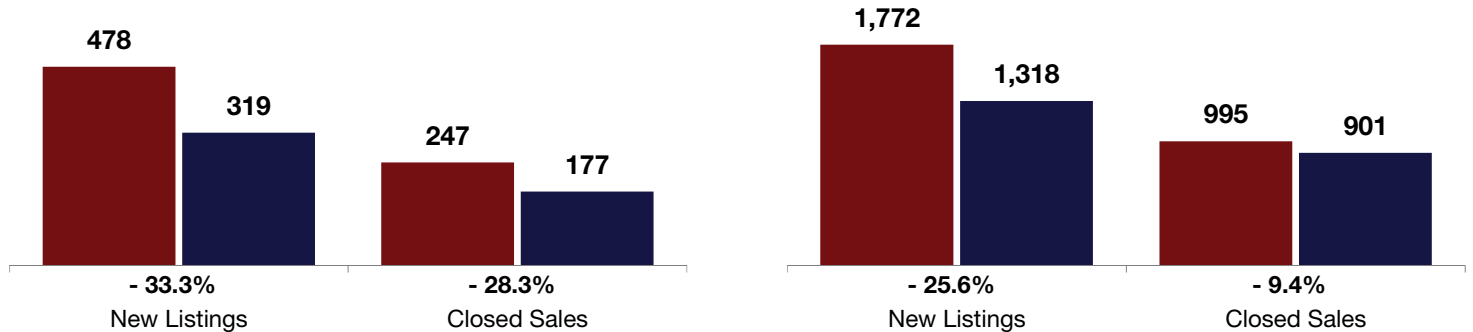
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

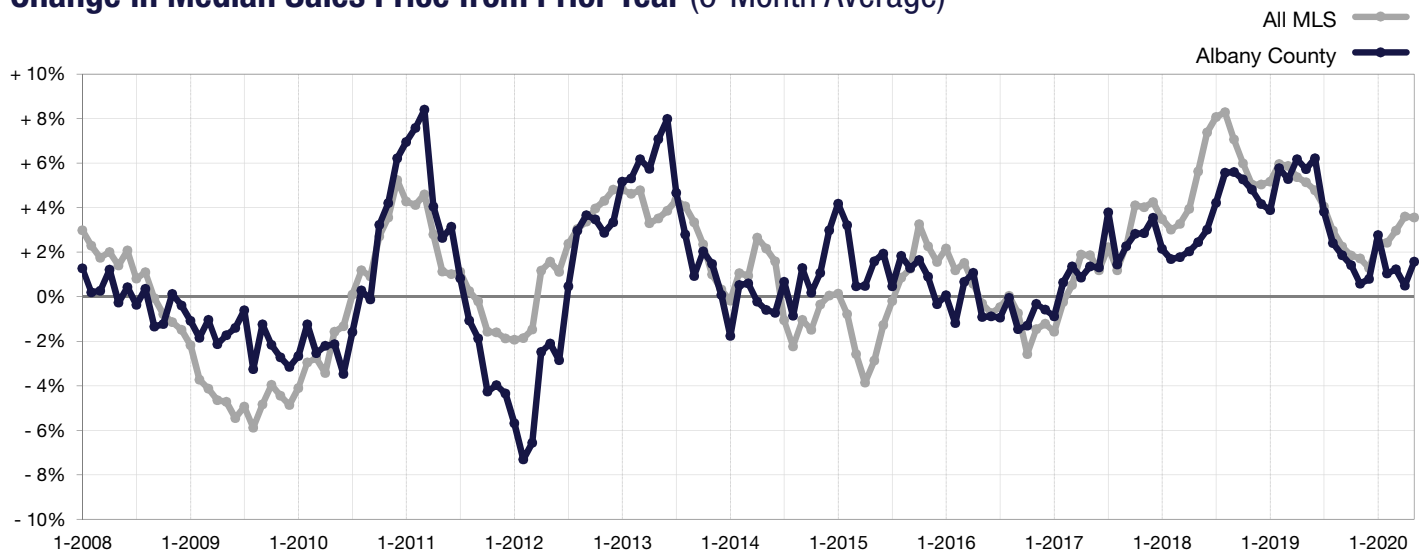
■ 2019 ■ 2020

### 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.