

Local Market Update – June 2020

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



Albany County

+ 4.8%

Change in
New Listings

- 42.8%

Change in
Closed Sales

+ 0.4%

Change in
Median Sales Price

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	418	438	+ 4.8%	2,190	1,756	- 19.8%
Closed Sales	285	163	- 42.8%	1,280	1,079	- 15.7%
Median Sales Price*	\$229,000	\$230,000	+ 0.4%	\$227,000	\$229,900	+ 1.3%
Percent of Original List Price Received*	96.9%	97.0%	+ 0.1%	96.2%	96.3%	+ 0.0%
Days on Market Until Sale	47	48	+ 3.0%	53	54	+ 1.0%
Inventory of Homes for Sale	968	656	- 32.2%	--	--	--
Months Supply of Inventory	4.0	2.7	- 32.1%	--	--	--

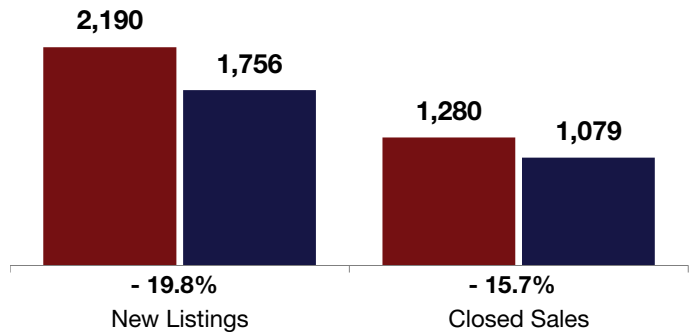
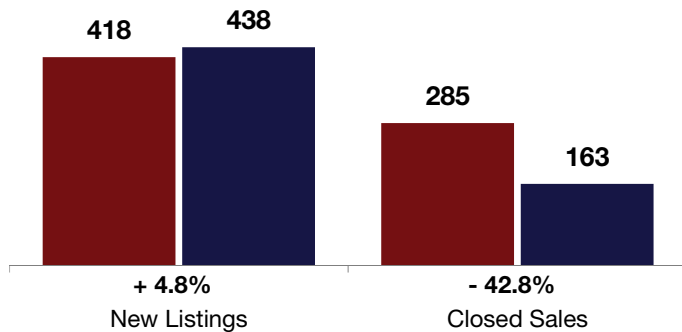
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

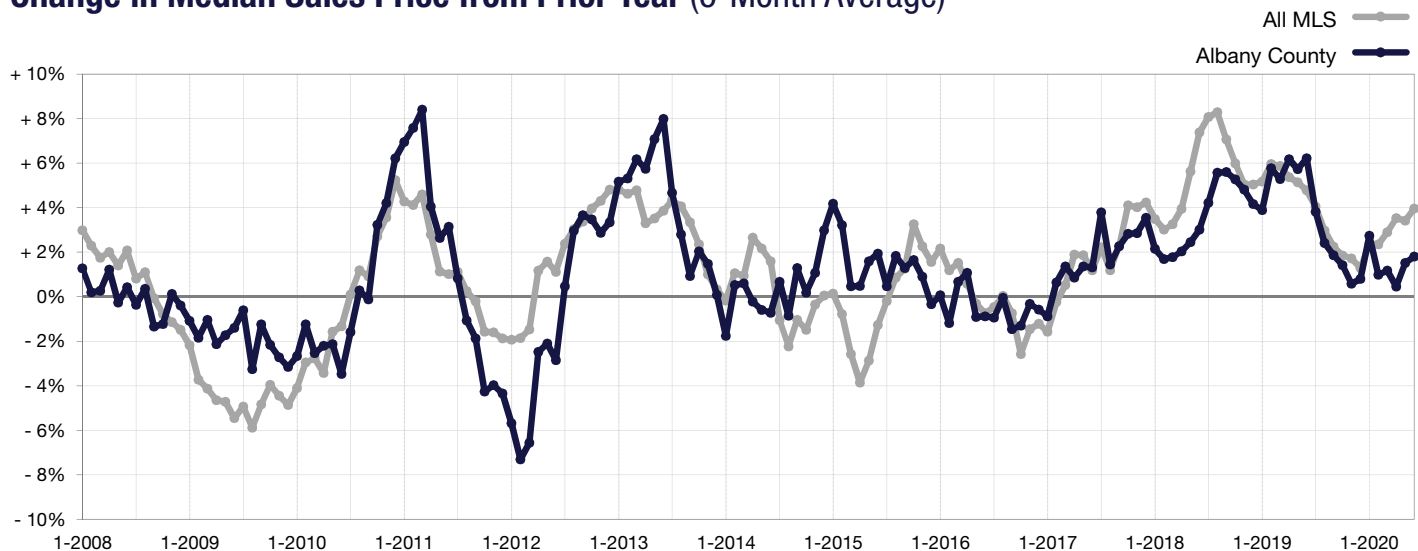
■ 2019 ■ 2020

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.