

# Local Market Update – July 2020

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



## Albany County

**+ 0.2%**

Change in  
New Listings

**- 19.0%**

Change in  
Closed Sales

**- 4.5%**

Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	445	<b>446</b>	+ 0.2%	2,635	<b>2,201</b>	- 16.5%
Closed Sales	315	<b>255</b>	- 19.0%	1,595	<b>1,344</b>	- 15.7%
Median Sales Price*	\$245,000	<b>\$234,000</b>	- 4.5%	\$230,000	<b>\$229,900</b>	- 0.0%
Percent of Original List Price Received*	97.5%	<b>98.3%</b>	+ 0.8%	96.5%	<b>96.6%</b>	+ 0.2%
Days on Market Until Sale	37	<b>35</b>	- 4.1%	50	<b>50</b>	+ 0.7%
Inventory of Homes for Sale	980	<b>648</b>	- 33.9%	--	--	--
Months Supply of Inventory	4.0	<b>2.6</b>	- 34.6%	--	--	--

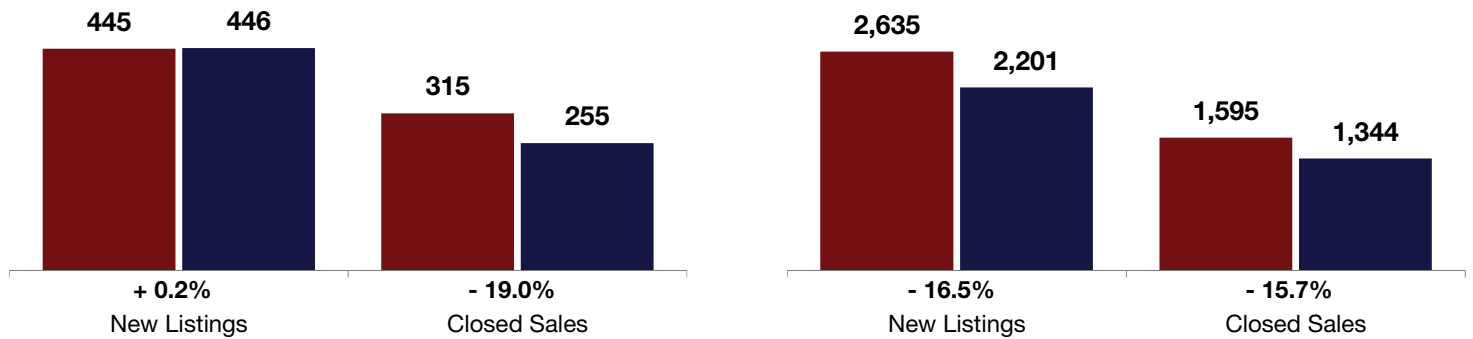
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

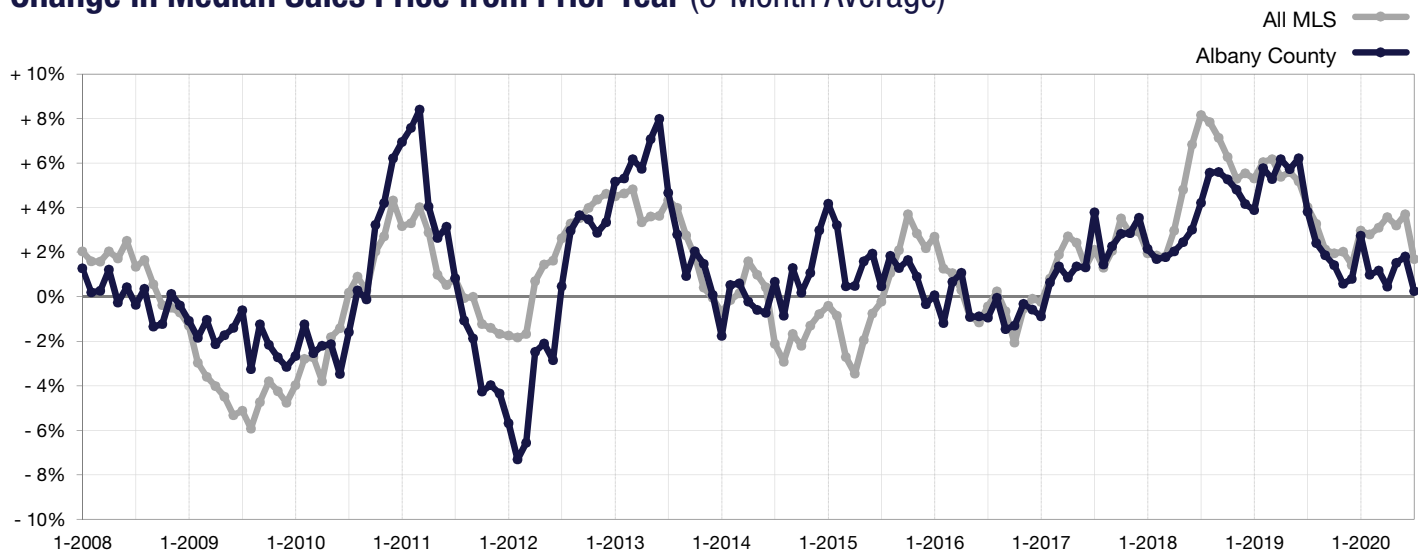
■ 2019 ■ 2020

### 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.