

Local Market Update – April 2020

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



City of Albany

- 66.3%

Change in
New Listings

- 17.6%

Change in
Closed Sales

+ 12.4%

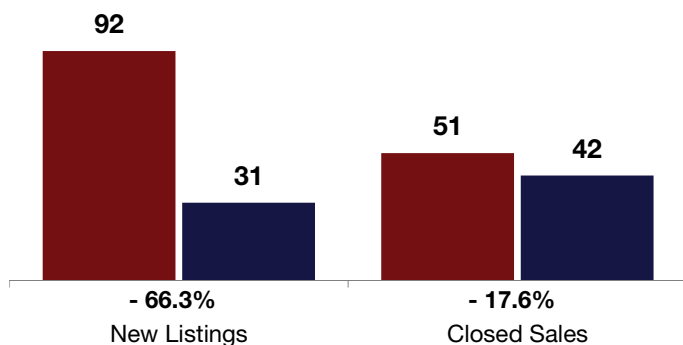
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	92	31	- 66.3%	259	208	- 19.7%
Closed Sales	51	42	- 17.6%	164	165	+ 0.6%
Median Sales Price*	\$173,500	\$195,100	+ 12.4%	\$174,900	\$172,000	- 1.7%
Percent of Original List Price Received*	92.6%	99.0%	+ 6.9%	94.0%	94.9%	+ 0.9%
Days on Market Until Sale	65	37	- 43.3%	58	52	- 9.2%
Inventory of Homes for Sale	148	123	- 16.9%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.3%	--	--	--

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

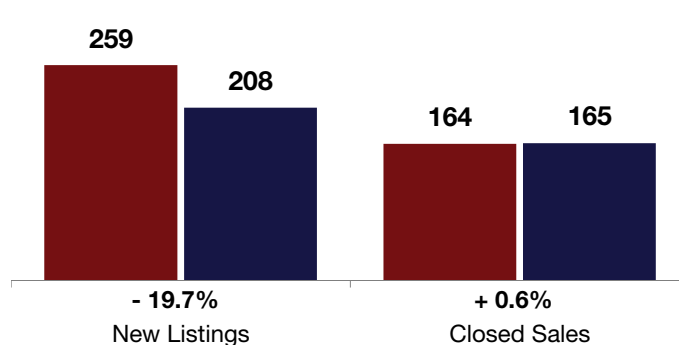
April

■ 2019 ■ 2020

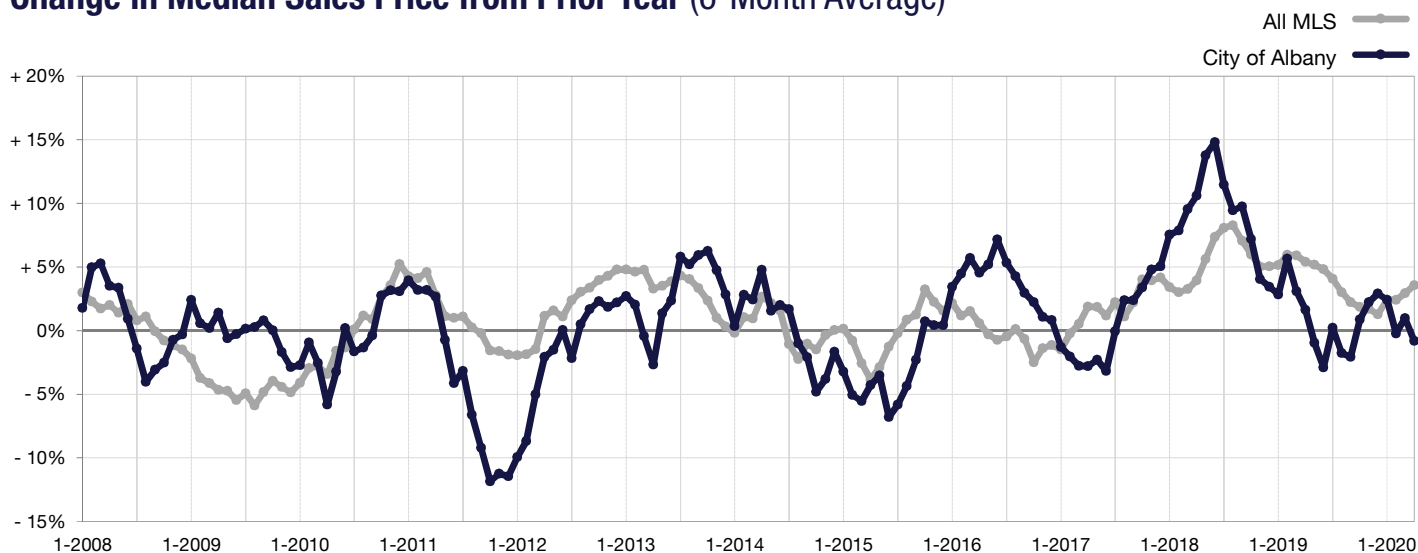


Year to Date

■ 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.