

Local Market Update – July 2020

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



City of Albany

- 15.6%

Change in
New Listings

- 4.8%

Change in
Closed Sales

+ 2.9%

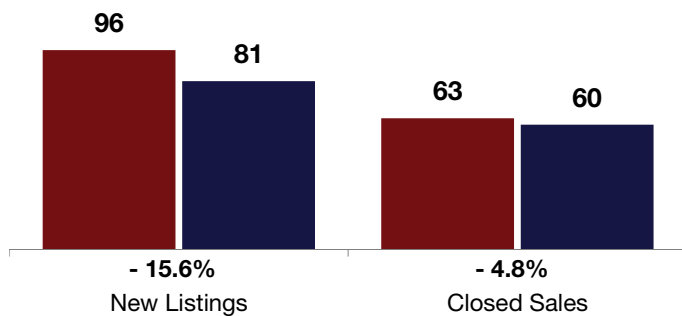
Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	96	81	- 15.6%	518	451	- 12.9%
Closed Sales	63	60	- 4.8%	338	310	- 8.3%
Median Sales Price*	\$180,000	\$185,275	+ 2.9%	\$179,000	\$177,500	- 0.8%
Percent of Original List Price Received*	96.7%	97.3%	+ 0.6%	95.2%	95.6%	+ 0.4%
Days on Market Until Sale	45	50	+ 10.2%	49	51	+ 4.3%
Inventory of Homes for Sale	167	115	- 31.1%	--	--	--
Months Supply of Inventory	3.2	2.1	- 33.0%	--	--	--

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

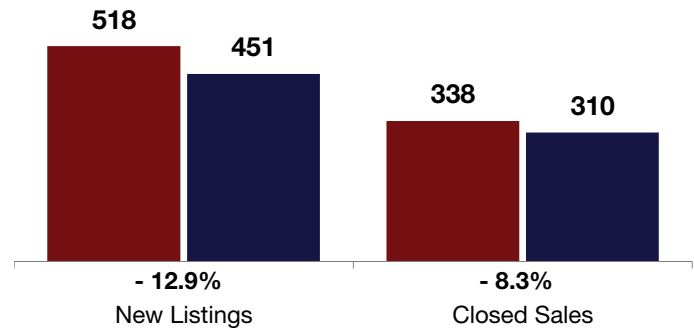
July

■ 2019 ■ 2020

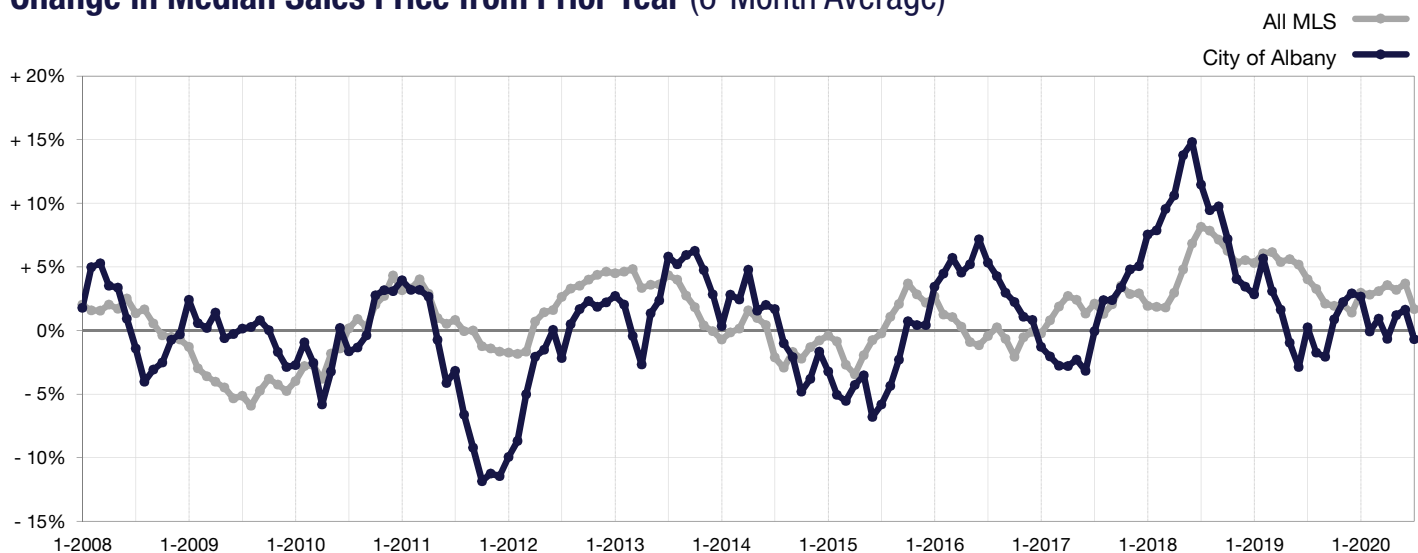


Year to Date

■ 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.