

Local Market Update – July 2017

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



City of Albany

- 12.6%

Change in
New Listings

+ 5.4%

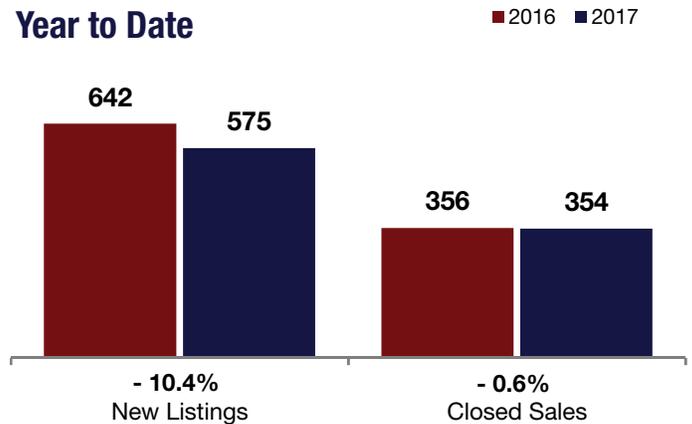
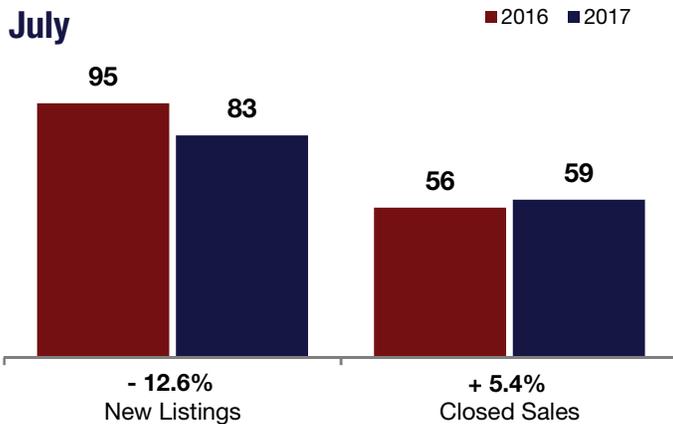
Change in
Closed Sales

+ 7.0%

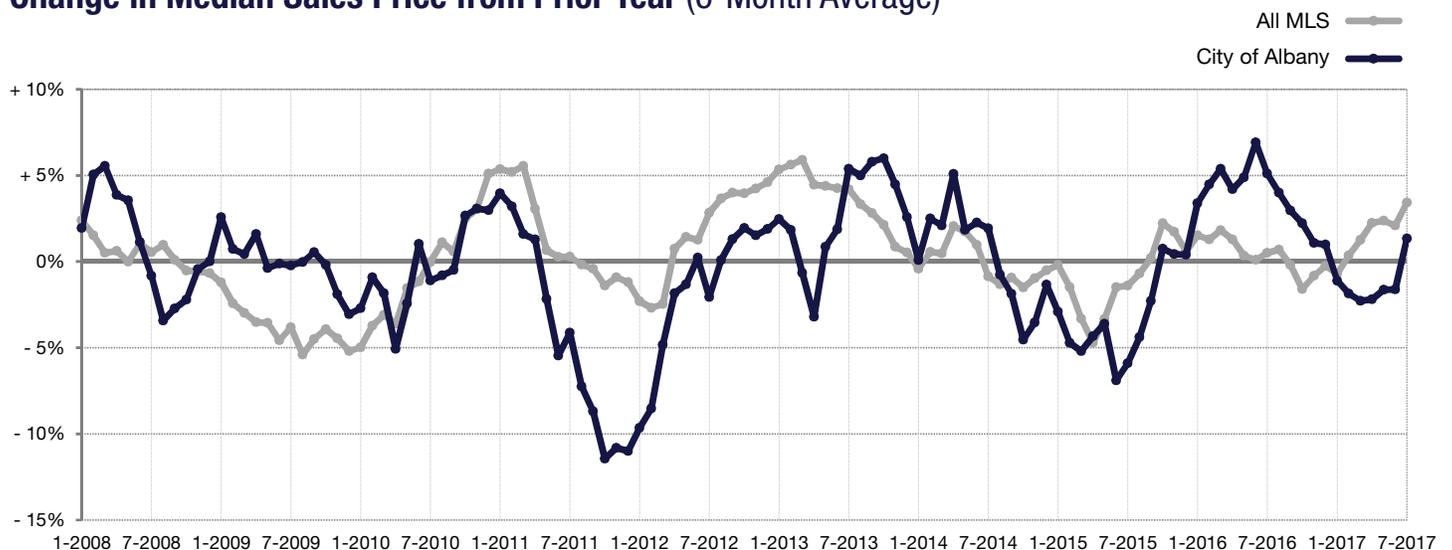
Change in
Median Sales Price

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	95	83	- 12.6%	642	575	- 10.4%
Closed Sales	56	59	+ 5.4%	356	354	- 0.6%
Median Sales Price*	\$163,500	\$175,000	+ 7.0%	\$162,000	\$160,000	- 1.2%
Percent of Original List Price Received*	94.4%	98.1%	+ 3.9%	93.7%	95.0%	+ 1.4%
Days on Market Until Sale	49	28	- 42.2%	60	59	- 2.3%
Inventory of Homes for Sale	303	216	- 28.7%	--	--	--
Months Supply of Inventory	5.6	4.1	- 26.7%	--	--	--

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



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. | Current as of August 5, 2017. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.