

Local Market Update – July 2017

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



Albany County

+ 2.1%

Change in
New Listings

- 16.3%

Change in
Closed Sales

- 1.7%

Change in
Median Sales Price

	July			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	385	393	+ 2.1%	2,771	2,588	- 6.6%
Closed Sales	294	246	- 16.3%	1,633	1,576	- 3.5%
Median Sales Price*	\$225,500	\$221,750	- 1.7%	\$207,000	\$215,000	+ 3.9%
Percent of Original List Price Received*	96.5%	97.6%	+ 1.1%	95.4%	96.6%	+ 1.2%
Days on Market Until Sale	48	42	- 11.8%	60	54	- 10.7%
Inventory of Homes for Sale	1,309	1,038	- 20.7%	--	--	--
Months Supply of Inventory	5.2	4.2	- 19.5%	--	--	--

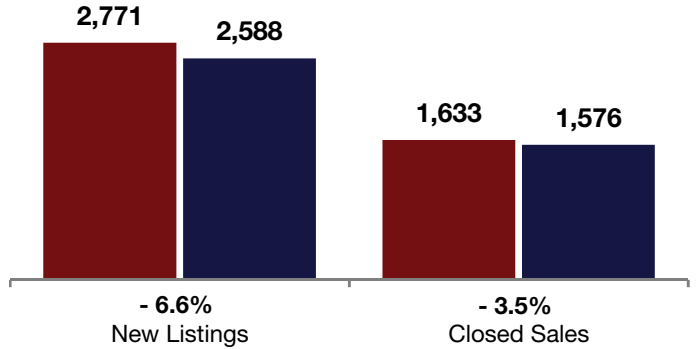
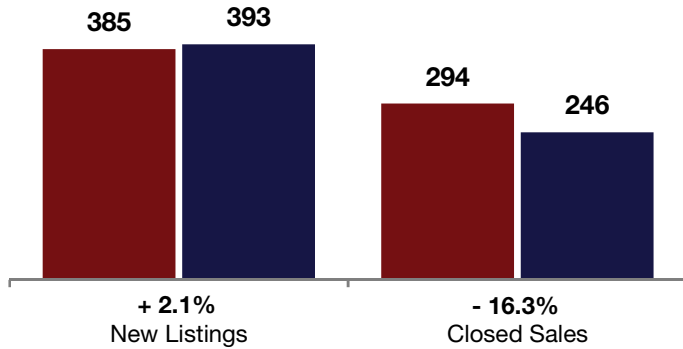
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

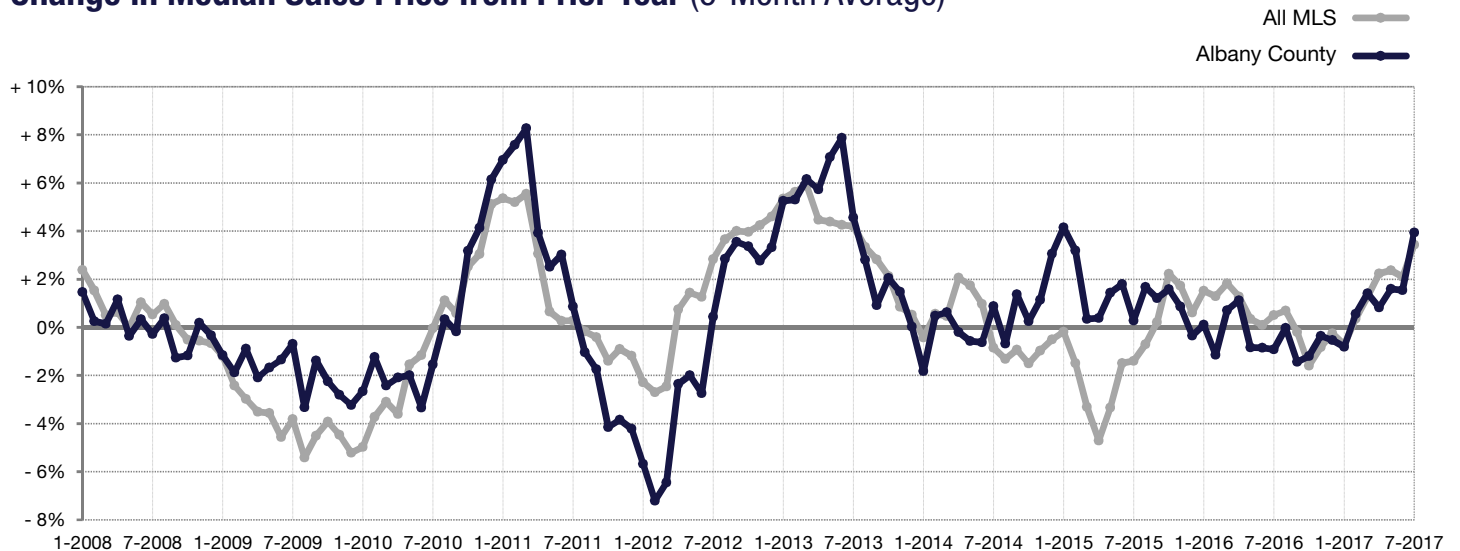
■ 2016 ■ 2017

Year to Date

■ 2016 ■ 2017



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.