

Local Market Update – December 2017

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



City of Albany

- 36.8%

Change in
New Listings

+ 31.1%

Change in
Closed Sales

+ 19.0%

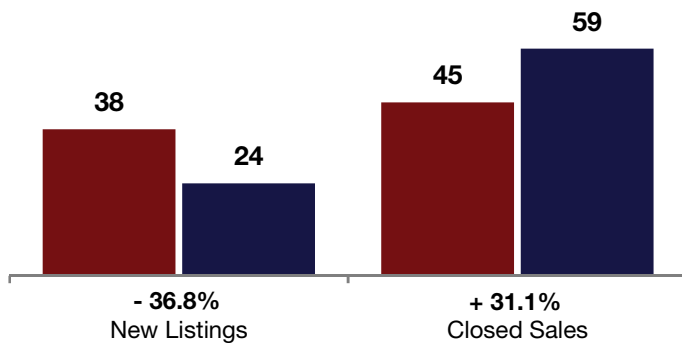
Change in
Median Sales Price

	December			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
New Listings	38	24	- 36.8%	963	871	- 9.6%
Closed Sales	45	59	+ 31.1%	651	634	- 2.6%
Median Sales Price*	\$145,000	\$172,500	+ 19.0%	\$160,000	\$165,000	+ 3.1%
Percent of Original List Price Received*	91.0%	93.3%	+ 2.4%	93.3%	94.6%	+ 1.4%
Days on Market Until Sale	78	61	- 21.9%	60	55	- 8.1%
Inventory of Homes for Sale	239	145	- 39.3%	--	--	--
Months Supply of Inventory	4.4	2.7	- 38.5%	--	--	--

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

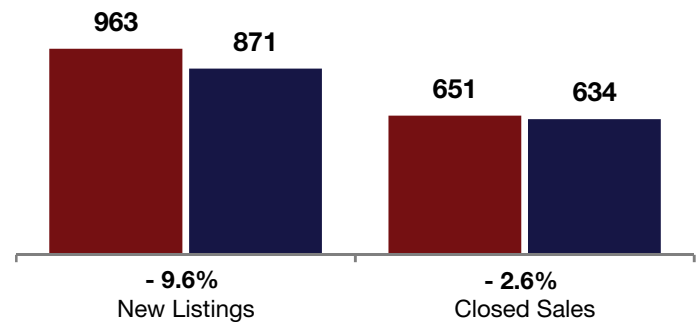
December

■ 2016 ■ 2017

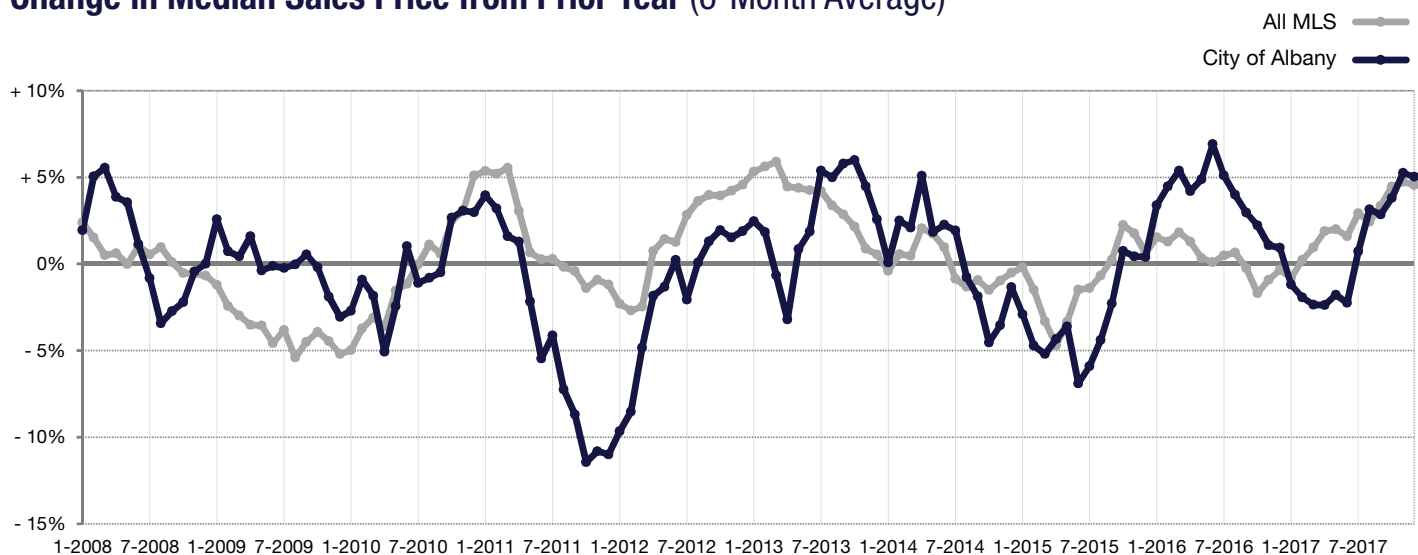


Year to Date

■ 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 January 10, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.