

Local Market Update – February 2018

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



City of Albany

+ 8.6%

Change in
New Listings

+ 2.9%

Change in
Closed Sales

+ 10.3%

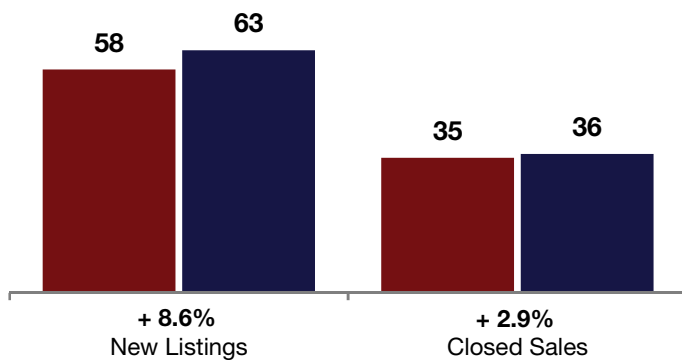
Change in
Median Sales Price

	February			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	58	63	+ 8.6%	130	120	- 7.7%
Closed Sales	35	36	+ 2.9%	80	73	- 8.8%
Median Sales Price*	\$161,875	\$178,500	+ 10.3%	\$149,000	\$165,000	+ 10.7%
Percent of Original List Price Received*	94.6%	92.8%	- 1.9%	92.8%	93.9%	+ 1.1%
Days on Market Until Sale	79	57	- 28.7%	71	64	- 9.7%
Inventory of Homes for Sale	221	143	- 35.3%	--	--	--
Months Supply of Inventory	4.0	2.6	- 35.0%	--	--	--

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

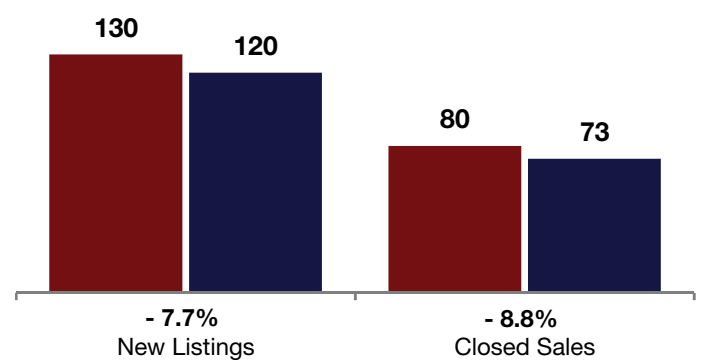
February

■ 2017 ■ 2018

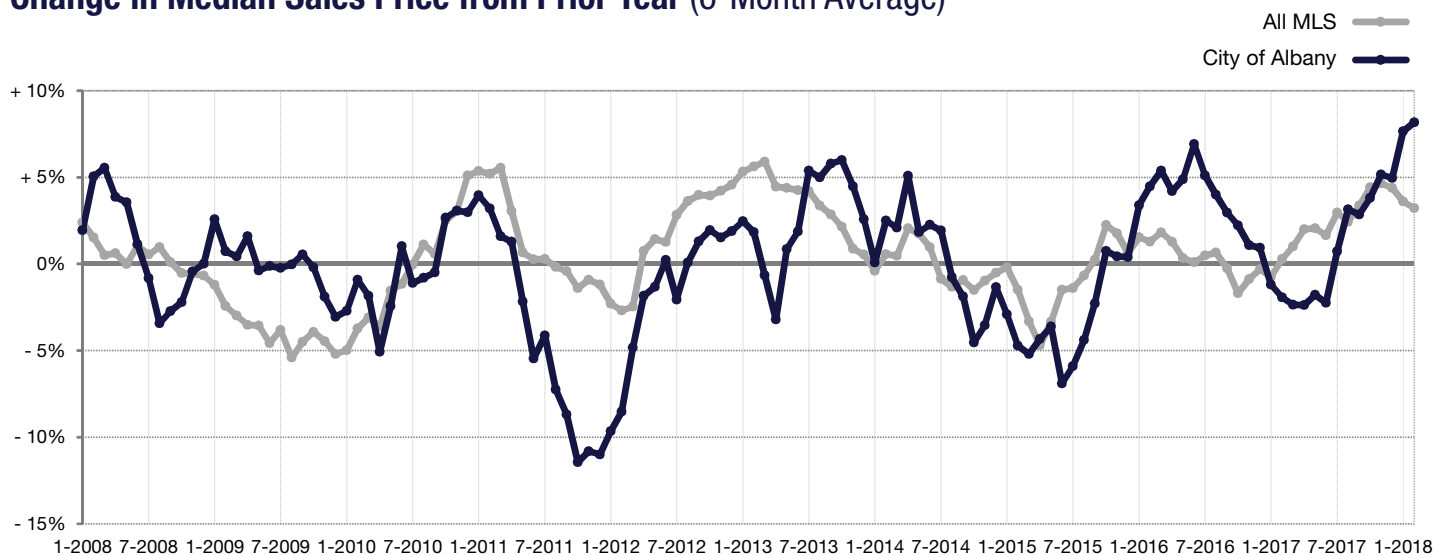


Year to Date

■ 2017 ■ 2018



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 March 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.