

Local Market Update – March 2018

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



City of Albany

0.0%

Change in
New Listings

- 5.7%

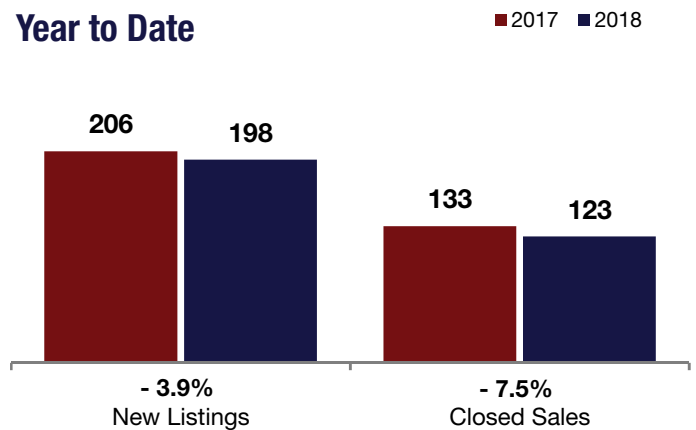
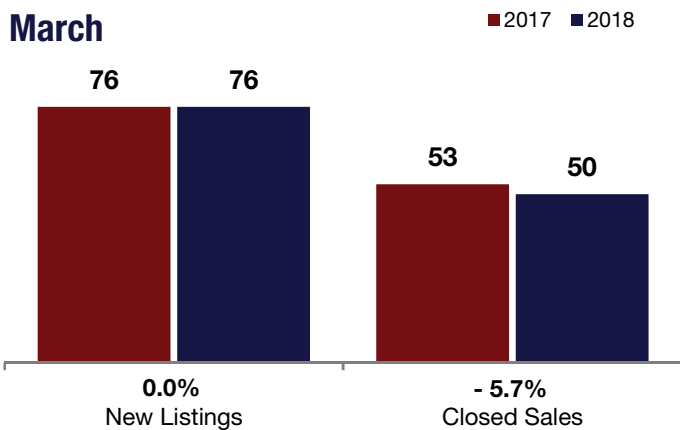
Change in
Closed Sales

+ 16.4%

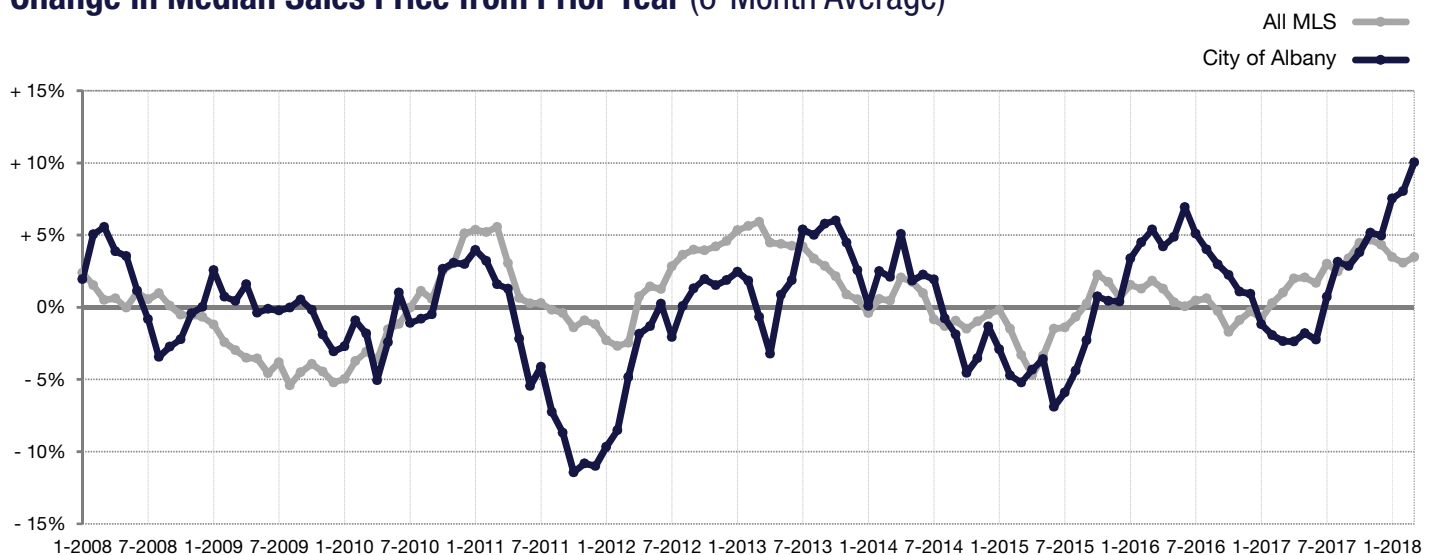
Change in
Median Sales Price

	March			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	76	76	0.0%	206	198	- 3.9%
Closed Sales	53	50	- 5.7%	133	123	- 7.5%
Median Sales Price*	\$159,000	\$185,000	+ 16.4%	\$151,500	\$175,000	+ 15.5%
Percent of Original List Price Received*	94.0%	96.7%	+ 2.9%	93.3%	95.1%	+ 1.9%
Days on Market Until Sale	56	61	+ 7.7%	65	63	- 3.8%
Inventory of Homes for Sale	209	129	- 38.3%	--	--	--
Months Supply of Inventory	3.9	2.3	- 41.6%	--	--	--

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