

Local Market Update – April 2018

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



Albany County

+ 17.9%

Change in
New Listings

+ 4.4%

Change in
Closed Sales

+ 6.1%

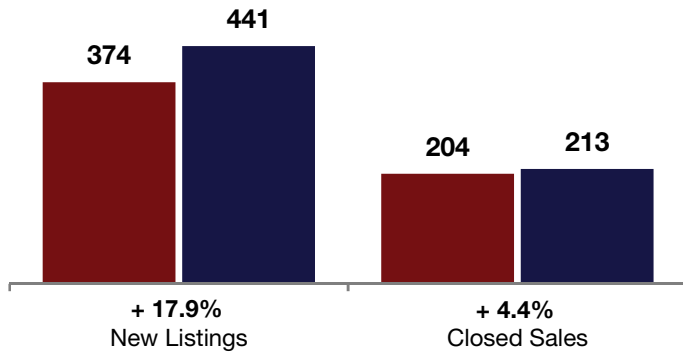
Change in
Median Sales Price

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	374	441	+ 17.9%	1,296	1,286	- 0.8%
Closed Sales	204	213	+ 4.4%	745	758	+ 1.7%
Median Sales Price*	\$211,500	\$224,500	+ 6.1%	\$205,000	\$215,000	+ 4.9%
Percent of Original List Price Received*	96.5%	97.4%	+ 0.9%	96.0%	96.0%	+ 0.0%
Days on Market Until Sale	66	54	- 19.1%	61	53	- 11.9%
Inventory of Homes for Sale	950	788	- 17.1%	--	--	--
Months Supply of Inventory	3.9	3.1	- 19.8%	--	--	--

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

April

■ 2017 ■ 2018

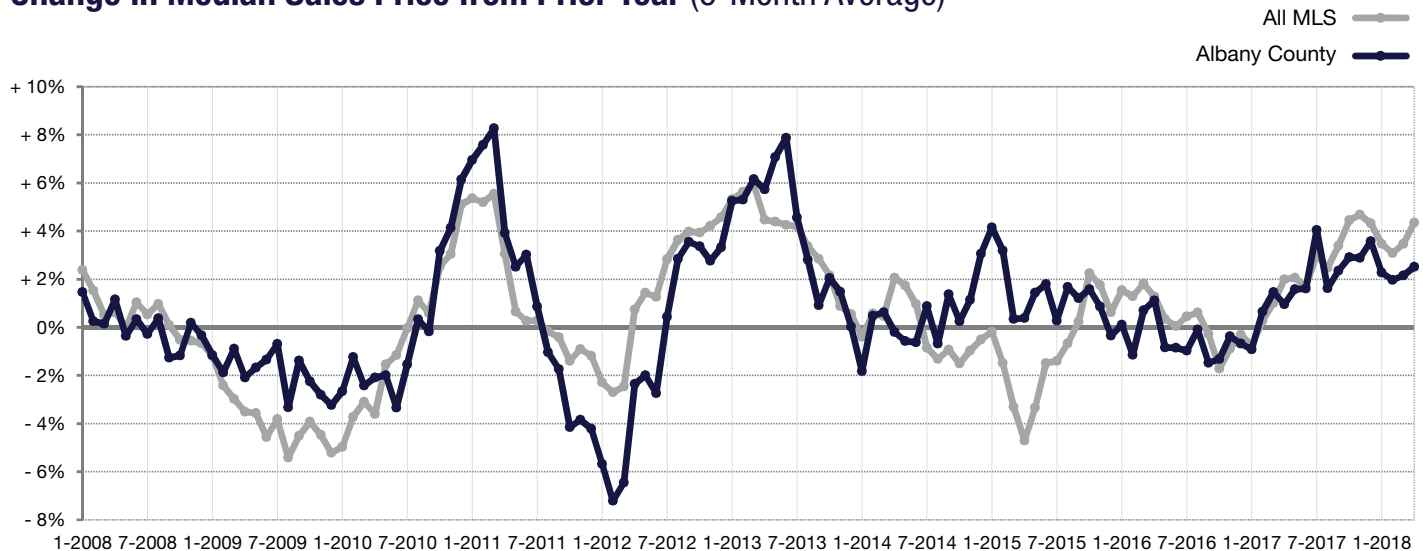


Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018

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