

# Local Market Update – April 2018

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



**- 3.4%**

Change in  
New Listings

**+ 23.3%**

Change in  
Closed Sales

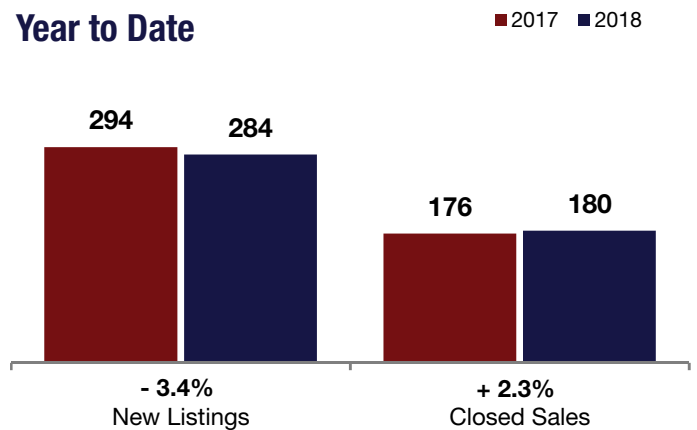
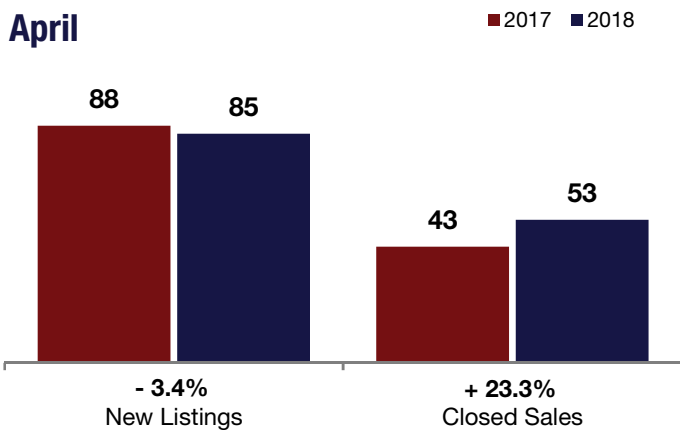
**+ 22.1%**

Change in  
Median Sales Price

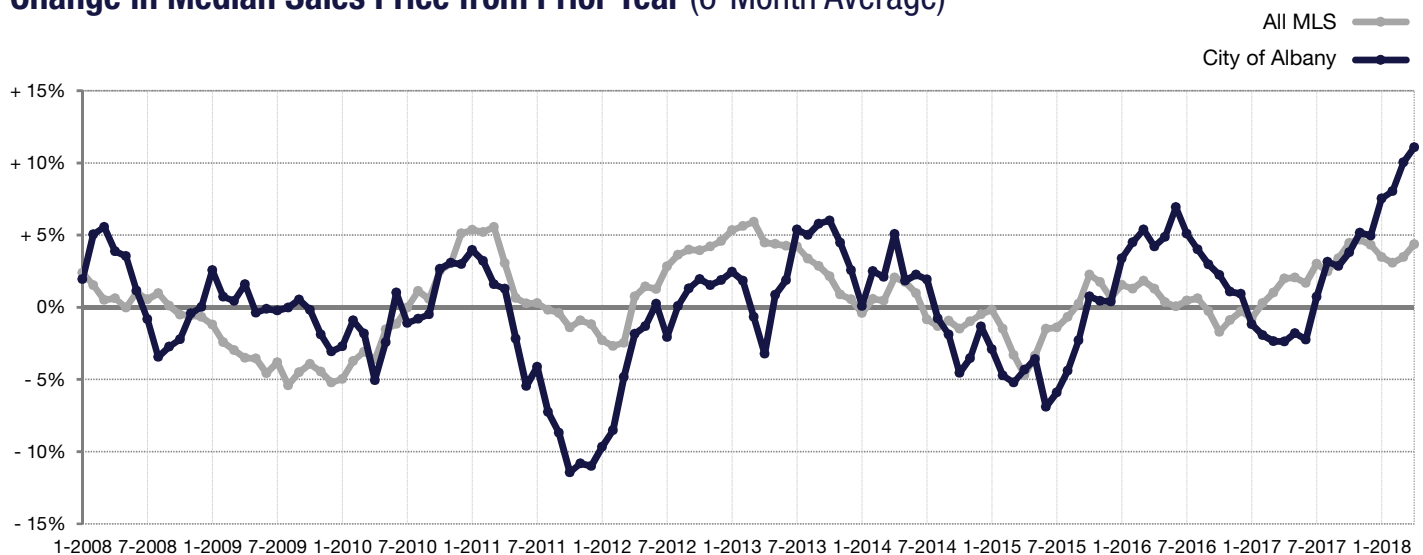
## City of Albany

	April			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	88	85	- 3.4%	294	284	- 3.4%
Closed Sales	43	53	+ 23.3%	176	180	+ 2.3%
Median Sales Price*	\$154,000	<b>\$188,000</b>	+ 22.1%	\$152,280	<b>\$178,000</b>	+ 16.9%
Percent of Original List Price Received*	92.6%	<b>97.4%</b>	+ 5.1%	93.1%	<b>95.8%</b>	+ 2.8%
Days on Market Until Sale	91	<b>52</b>	- 42.9%	72	<b>59</b>	- 17.9%
Inventory of Homes for Sale	208	<b>138</b>	- 33.7%	--	--	--
Months Supply of Inventory	4.0	<b>2.4</b>	- 38.1%	--	--	--

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