

Local Market Update – May 2018

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



Albany County

+ 4.6%

Change in
New Listings

- 3.6%

Change in
Closed Sales

+ 5.4%

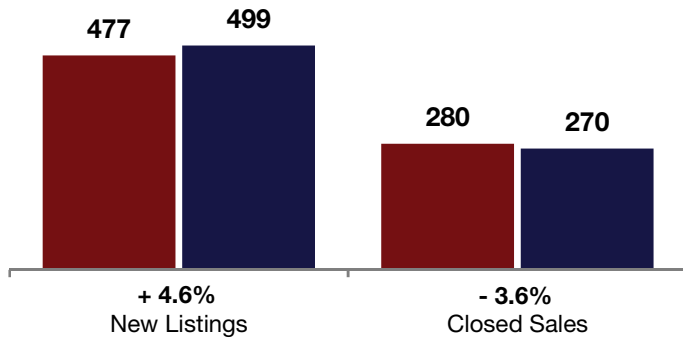
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	477	499	+ 4.6%	1,773	1,787	+ 0.8%
Closed Sales	280	270	- 3.6%	1,025	1,039	+ 1.4%
Median Sales Price*	\$210,920	\$222,350	+ 5.4%	\$206,000	\$217,250	+ 5.5%
Percent of Original List Price Received*	96.6%	98.5%	+ 1.9%	96.2%	96.7%	+ 0.5%
Days on Market Until Sale	59	40	- 31.4%	60	50	- 16.8%
Inventory of Homes for Sale	1,012	893	- 11.8%	--	--	--
Months Supply of Inventory	4.1	3.5	- 13.3%	--	--	--

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

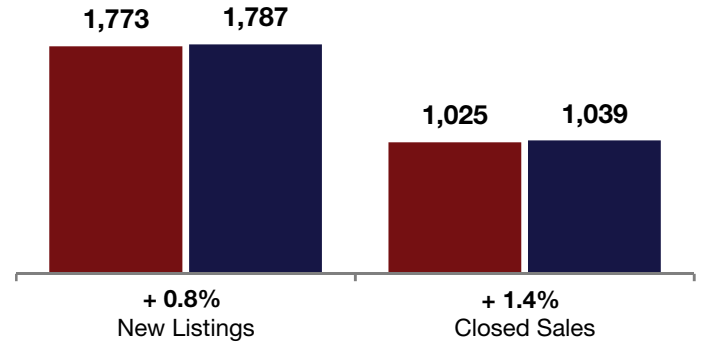
May

■ 2017 ■ 2018

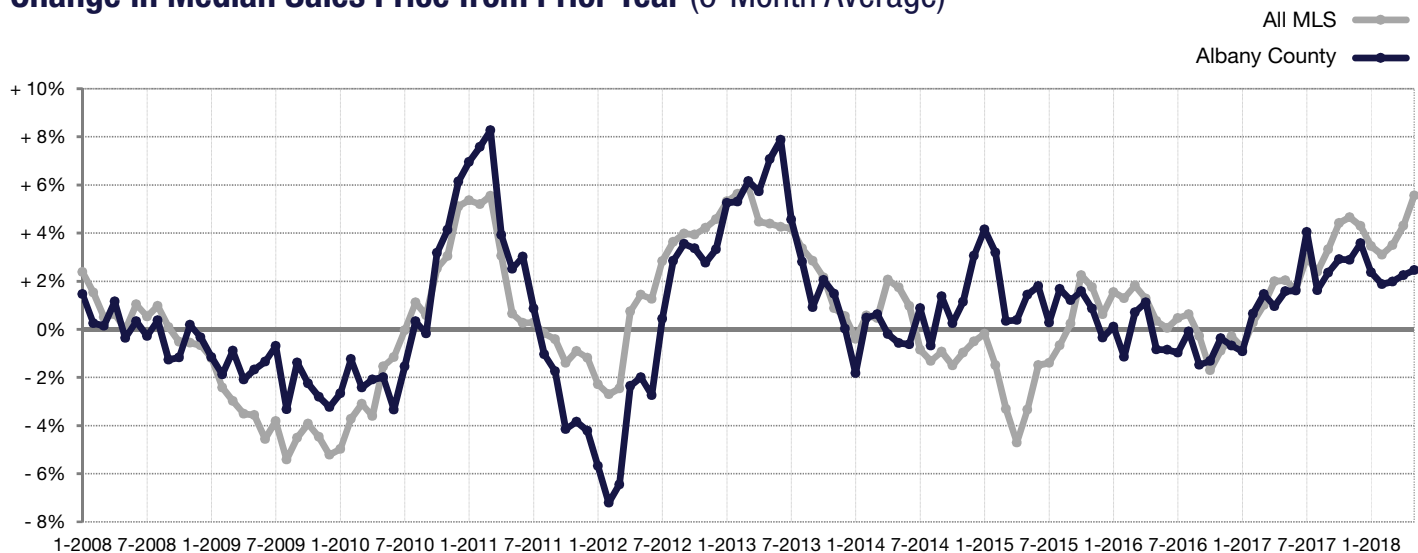


Year to Date

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