

Local Market Update – May 2018

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



City of Albany

+ 3.8%

Change in
New Listings

+ 21.2%

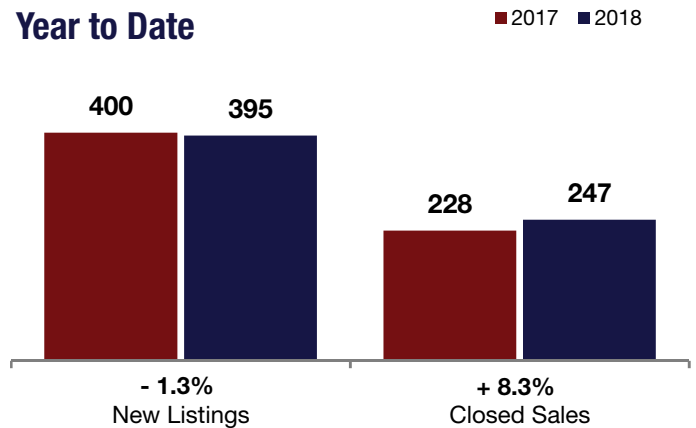
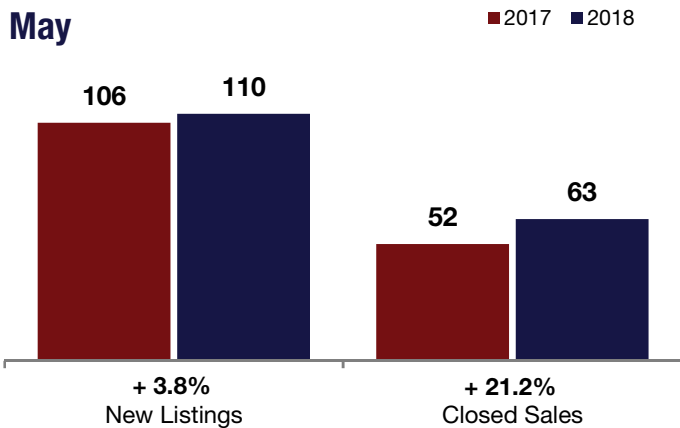
Change in
Closed Sales

+ 5.8%

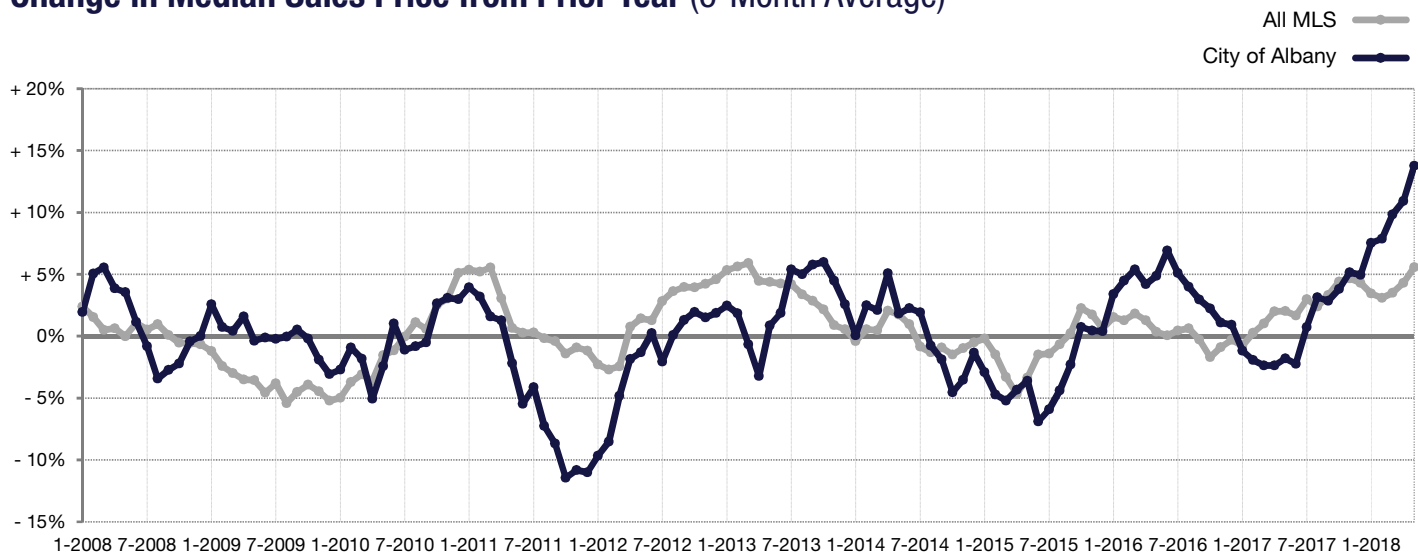
Change in
Median Sales Price

	May			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	106	110	+ 3.8%	400	395	- 1.3%
Closed Sales	52	63	+ 21.2%	228	247	+ 8.3%
Median Sales Price*	\$165,000	\$174,500	+ 5.8%	\$155,000	\$178,000	+ 14.8%
Percent of Original List Price Received*	95.8%	97.5%	+ 1.8%	93.7%	96.2%	+ 2.7%
Days on Market Until Sale	60	37	- 38.1%	69	52	- 23.9%
Inventory of Homes for Sale	214	170	- 20.6%	--	--	--
Months Supply of Inventory	4.0	3.1	- 22.5%	--	--	--

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