

# Local Market Update – July 2018

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



## Albany County

**+ 2.3%**

Change in  
New Listings

**+ 7.4%**

Change in  
Closed Sales

**+ 4.8%**

Change in  
Median Sales Price

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	398	407	+ 2.3%	2,600	2,648	+ 1.8%
Closed Sales	270	290	+ 7.4%	1,623	1,667	+ 2.7%
Median Sales Price*	\$221,750	\$232,500	+ 4.8%	\$215,000	\$222,000	+ 3.3%
Percent of Original List Price Received*	97.5%	98.1%	+ 0.6%	96.6%	97.2%	+ 0.7%
Days on Market Until Sale	42	32	- 23.5%	54	44	- 17.3%
Inventory of Homes for Sale	1,094	1,031	- 5.8%	--	--	--
Months Supply of Inventory	4.5	4.1	- 8.7%	--	--	--

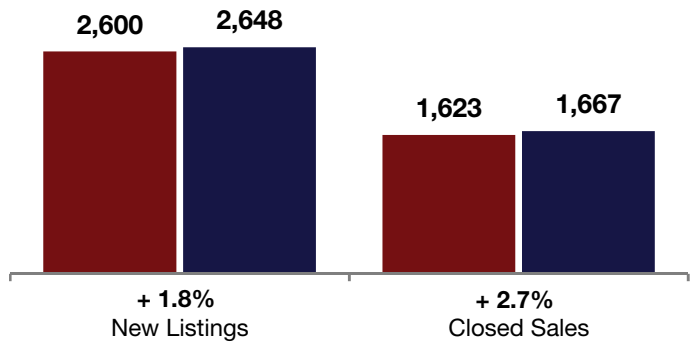
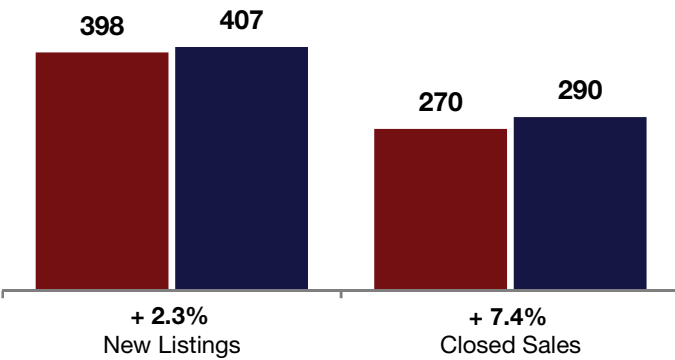
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

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