

Local Market Update – July 2018

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



City of Albany

- 17.9%

Change in
New Listings

- 1.6%

Change in
Closed Sales

+ 1.7%

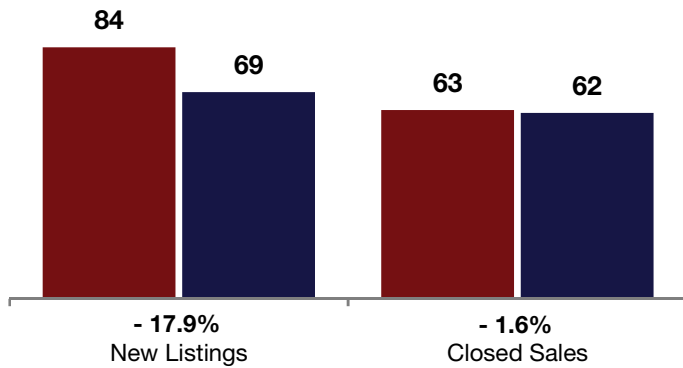
Change in
Median Sales Price

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	84	69	- 17.9%	575	554	- 3.7%
Closed Sales	63	62	- 1.6%	361	383	+ 6.1%
Median Sales Price*	\$175,000	\$178,000	+ 1.7%	\$160,000	\$179,000	+ 11.9%
Percent of Original List Price Received*	97.5%	96.3%	- 1.2%	94.8%	96.5%	+ 1.7%
Days on Market Until Sale	29	29	+ 2.3%	59	46	- 21.8%
Inventory of Homes for Sale	227	165	- 27.3%	--	--	--
Months Supply of Inventory	4.3	2.9	- 33.3%	--	--	--

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

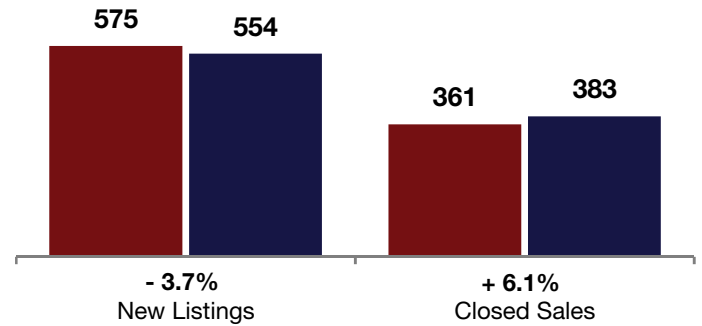
July

■ 2017 ■ 2018

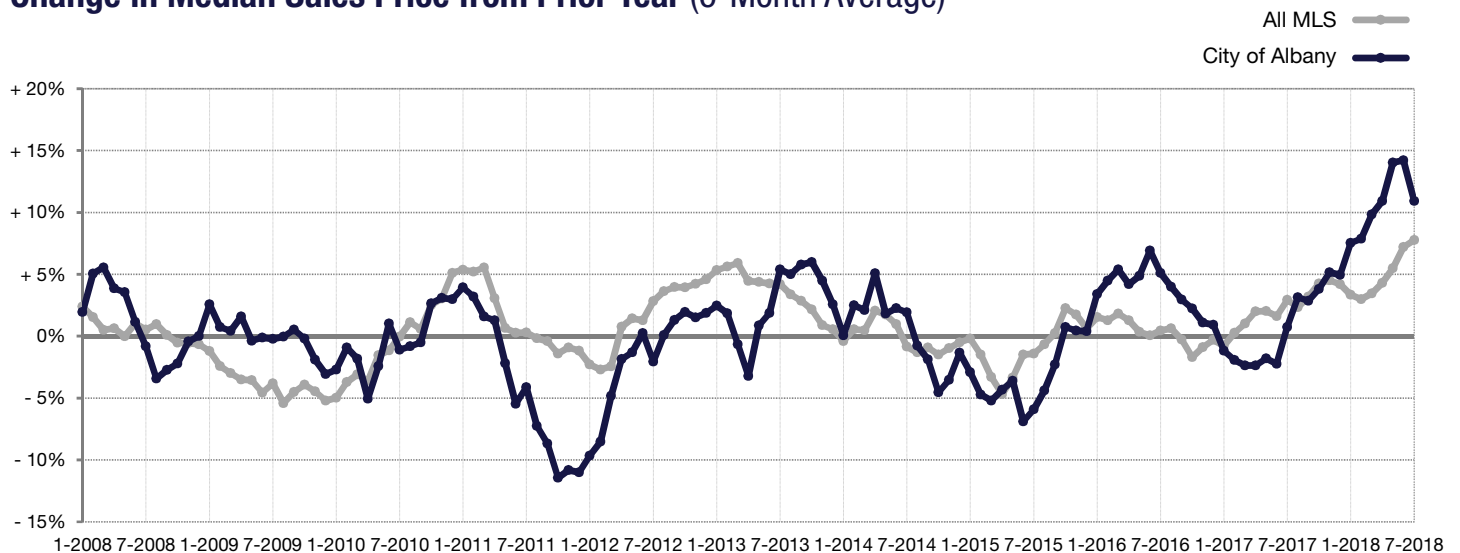


Year to Date

■ 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.