

Local Market Update – August 2018

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



Albany County

- 11.6%

Change in
New Listings

- 3.6%

Change in
Closed Sales

+ 6.3%

Change in
Median Sales Price

August

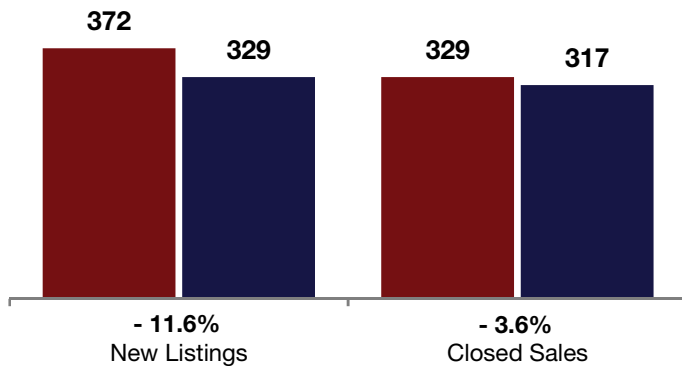
Year to Date

| | 2017 | 2018 | + / - | 2017 | 2018 | + / - |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings | 372 | 329 | - 11.6% | 2,972 | 2,983 | + 0.4% |
| Closed Sales | 329 | 317 | - 3.6% | 1,953 | 1,991 | + 1.9% |
| Median Sales Price* | \$217,000 | \$230,650 | + 6.3% | \$215,000 | \$223,600 | + 4.0% |
| Percent of Original List Price Received* | 96.7% | 97.5% | + 0.8% | 96.6% | 97.3% | + 0.7% |
| Days on Market Until Sale | 39 | 32 | - 17.8% | 51 | 42 | - 17.4% |
| Inventory of Homes for Sale | 1,113 | 999 | - 10.2% | -- | -- | -- |
| Months Supply of Inventory | 4.6 | 3.9 | - 13.4% | -- | -- | -- |

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

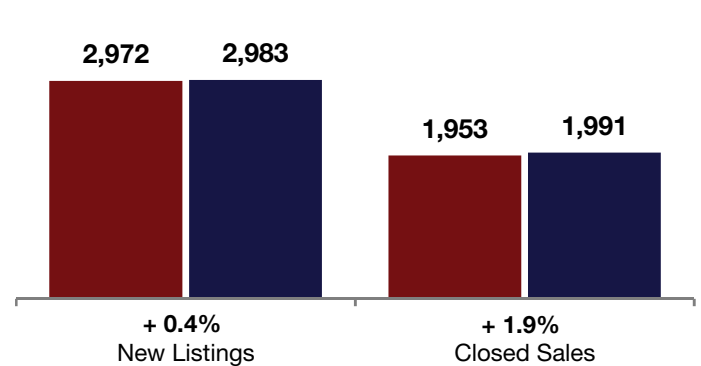
August

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