

Local Market Update – August 2018

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



City of Albany

+ 12.3%

Change in
New Listings

- 4.3%

Change in
Closed Sales

+ 11.6%

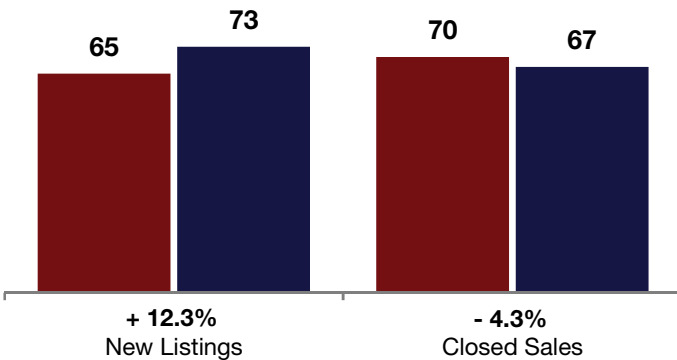
Change in
Median Sales Price

	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	65	73	+ 12.3%	640	628	- 1.9%
Closed Sales	70	67	- 4.3%	432	453	+ 4.9%
Median Sales Price*	\$172,000	\$192,000	+ 11.6%	\$162,750	\$180,000	+ 10.6%
Percent of Original List Price Received*	94.6%	94.9%	+ 0.3%	94.8%	96.3%	+ 1.6%
Days on Market Until Sale	53	35	- 33.8%	58	44	- 23.7%
Inventory of Homes for Sale	220	170	- 22.7%	--	--	--
Months Supply of Inventory	4.3	3.0	- 29.7%	--	--	--

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

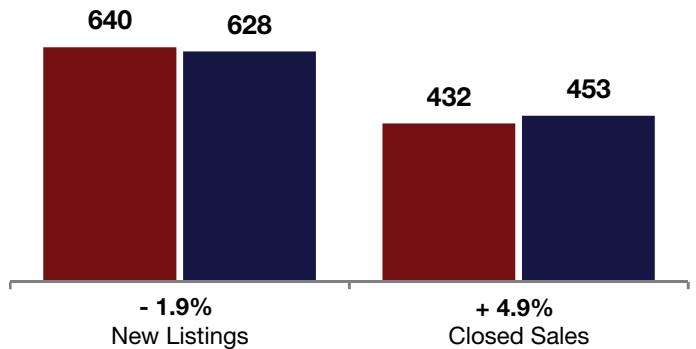
August

■ 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.