

Local Market Update – September 2018

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



Albany County

+ 6.0%

Change in
New Listings

- 13.3%

Change in
Closed Sales

+ 3.4%

Change in
Median Sales Price

September

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	349	370	+ 6.0%	3,321	3,357	+ 1.1%
Closed Sales	248	215	- 13.3%	2,201	2,216	+ 0.7%
Median Sales Price*	\$220,000	\$227,500	+ 3.4%	\$216,500	\$224,000	+ 3.5%
Percent of Original List Price Received*	97.2%	96.2%	- 1.1%	96.7%	97.2%	+ 0.5%
Days on Market Until Sale	41	37	- 10.4%	50	42	- 16.4%
Inventory of Homes for Sale	1,090	1,053	- 3.4%	--	--	--
Months Supply of Inventory	4.5	4.2	- 6.2%	--	--	--

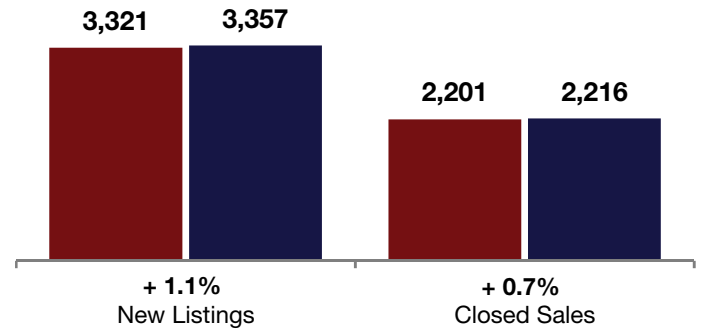
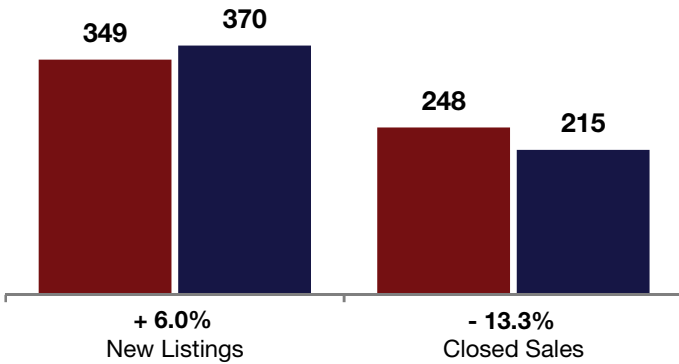
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

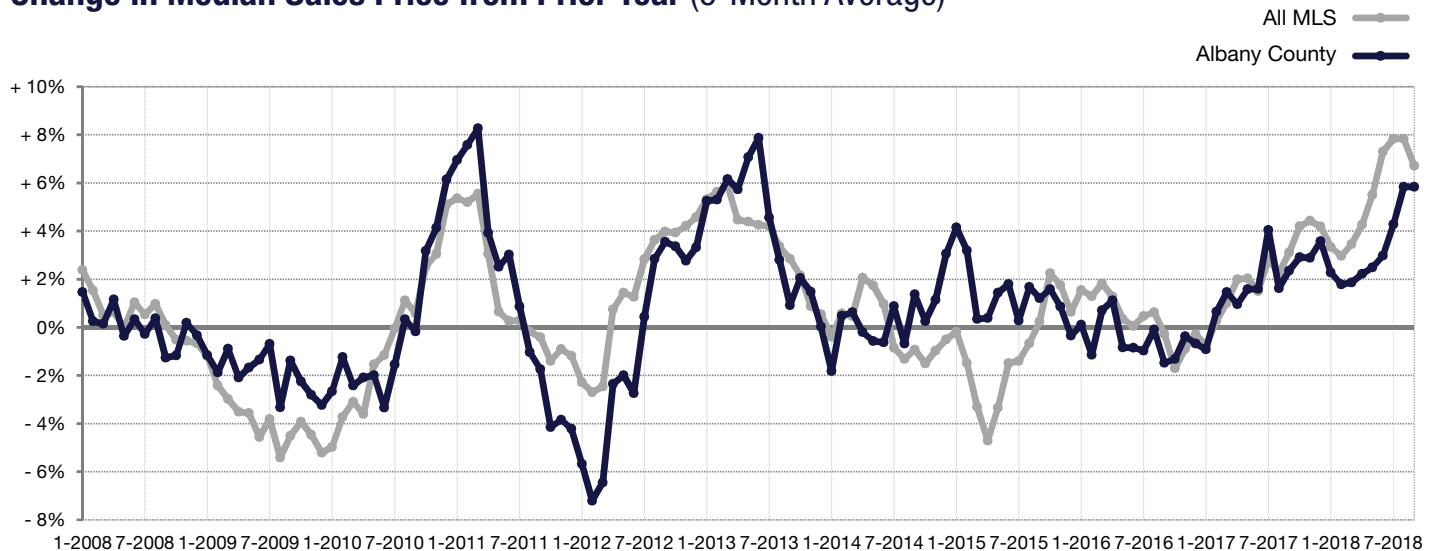
■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

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