

Local Market Update – September 2018

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



City of Albany

+ 26.9%

Change in
New Listings

+ 30.8%

Change in
Closed Sales

- 0.6%

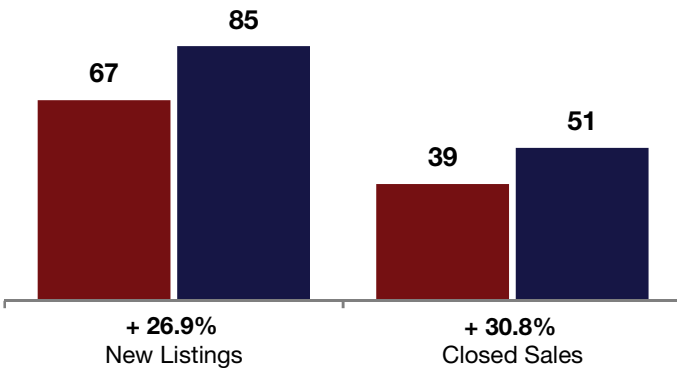
Change in
Median Sales Price

	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	67	85	+ 26.9%	707	713	+ 0.8%
Closed Sales	39	51	+ 30.8%	471	508	+ 7.9%
Median Sales Price*	\$170,980	\$170,000	- 0.6%	\$163,628	\$179,000	+ 9.4%
Percent of Original List Price Received*	96.2%	93.9%	- 2.4%	94.9%	96.0%	+ 1.2%
Days on Market Until Sale	42	41	- 1.5%	57	44	- 22.1%
Inventory of Homes for Sale	217	190	- 12.4%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.6%	--	--	--

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

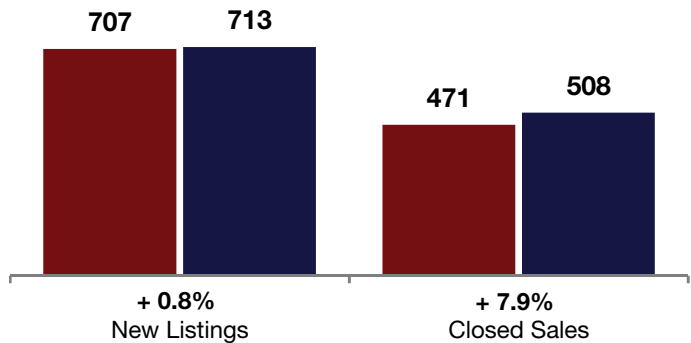
September

■ 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.