

Local Market Update – October 2018

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



Albany County

+ 6.3%

Change in
New Listings

- 4.0%

Change in
Closed Sales

+ 2.2%

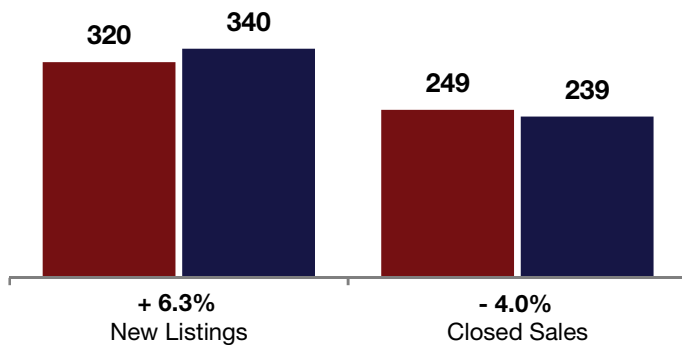
Change in
Median Sales Price

	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	320	340	+ 6.3%	3,641	3,700	+ 1.6%
Closed Sales	249	239	- 4.0%	2,451	2,467	+ 0.7%
Median Sales Price*	\$223,000	\$228,000	+ 2.2%	\$217,000	\$224,000	+ 3.2%
Percent of Original List Price Received*	95.8%	95.9%	+ 0.1%	96.6%	97.0%	+ 0.5%
Days on Market Until Sale	42	45	+ 7.3%	49	42	- 14.4%
Inventory of Homes for Sale	1,049	1,035	- 1.3%	--	--	--
Months Supply of Inventory	4.3	4.1	- 3.3%	--	--	--

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

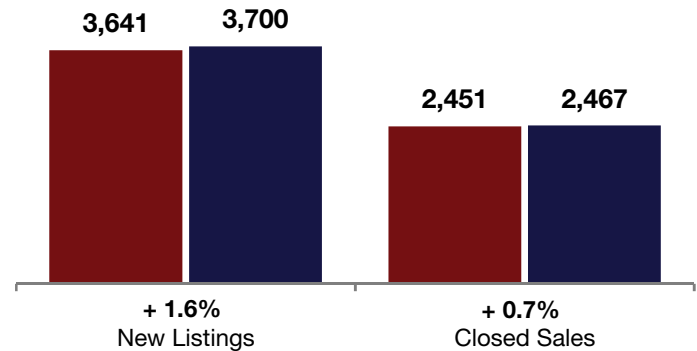
October

■ 2017 ■ 2018

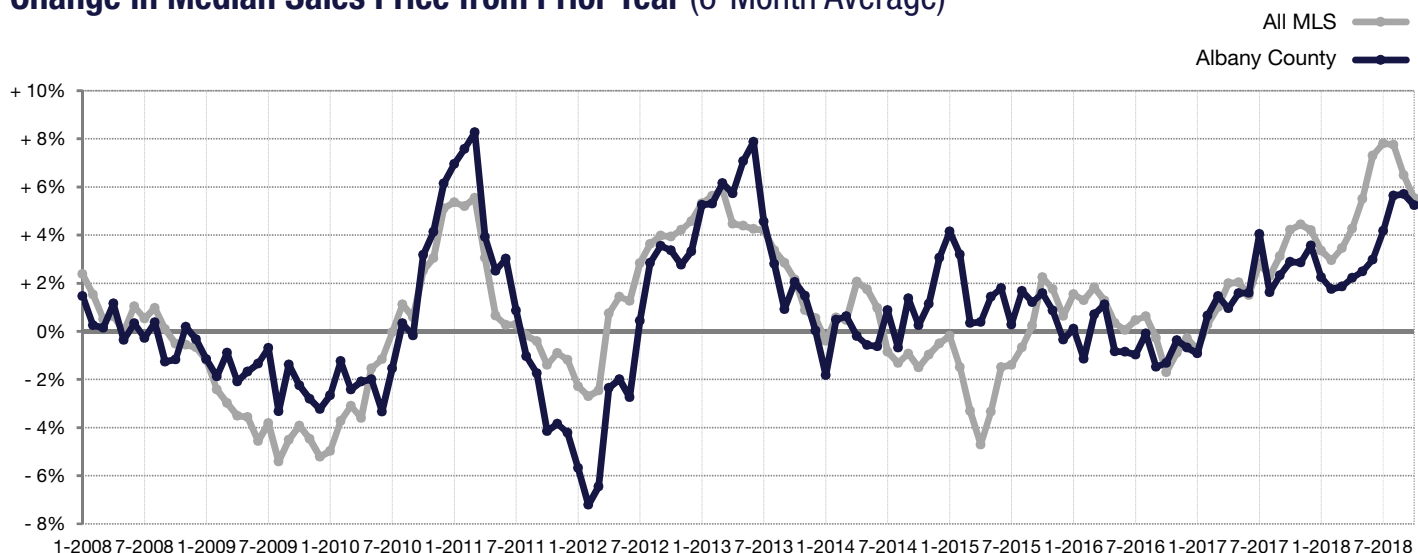


Year to Date

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