

# Local Market Update – November 2018

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



## Albany County

**- 16.1%**

Change in  
New Listings

**- 7.6%**

Change in  
Closed Sales

**+ 1.8%**

Change in  
Median Sales Price

### November

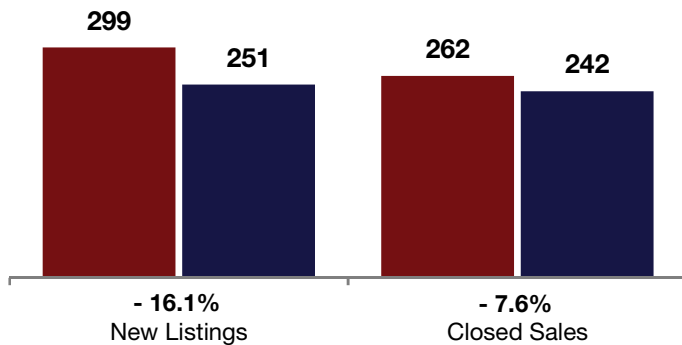
### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	299	251	- 16.1%	3,940	3,954	+ 0.4%
Closed Sales	262	242	- 7.6%	2,714	2,724	+ 0.4%
Median Sales Price*	\$214,750	<b>\$218,700</b>	+ 1.8%	\$216,900	<b>\$223,000</b>	+ 2.8%
Percent of Original List Price Received*	95.7%	<b>95.9%</b>	+ 0.2%	96.5%	<b>96.9%</b>	+ 0.5%
Days on Market Until Sale	45	<b>41</b>	- 10.3%	49	<b>42</b>	- 14.2%
Inventory of Homes for Sale	995	<b>974</b>	- 2.1%	--	--	--
Months Supply of Inventory	4.1	<b>3.9</b>	- 2.9%	--	--	--

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

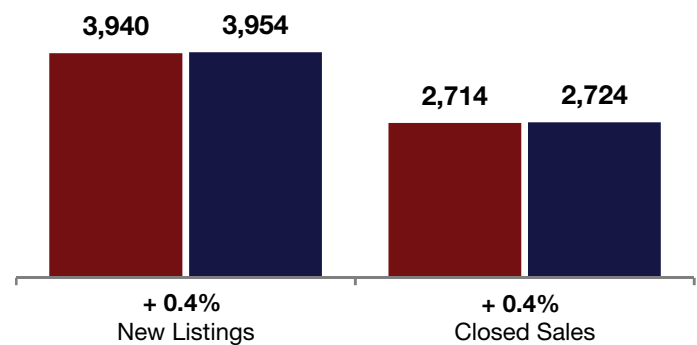
### November

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