

Local Market Update – November 2018

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



City of Albany

- 28.3%

Change in
New Listings

+ 5.3%

Change in
Closed Sales

+ 6.9%

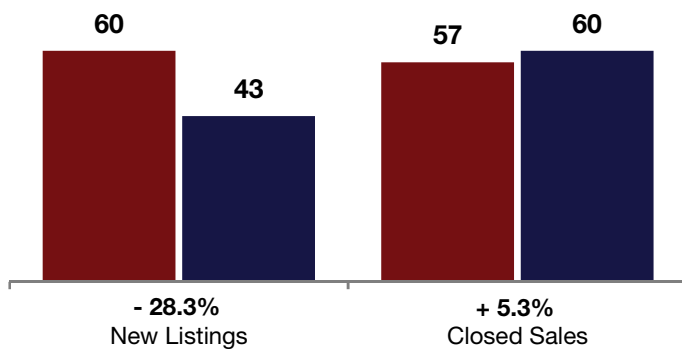
Change in
Median Sales Price

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	60	43	- 28.3%	848	829	- 2.2%
Closed Sales	57	60	+ 5.3%	577	618	+ 7.1%
Median Sales Price*	\$166,000	\$177,500	+ 6.9%	\$163,628	\$178,000	+ 8.8%
Percent of Original List Price Received*	94.0%	94.6%	+ 0.7%	94.7%	95.8%	+ 1.3%
Days on Market Until Sale	46	42	- 7.8%	54	43	- 20.6%
Inventory of Homes for Sale	200	160	- 20.0%	--	--	--
Months Supply of Inventory	3.8	2.9	- 24.5%	--	--	--

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

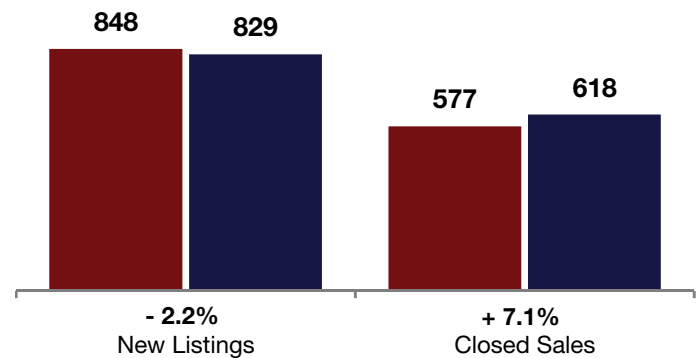
November

■ 2017 ■ 2018

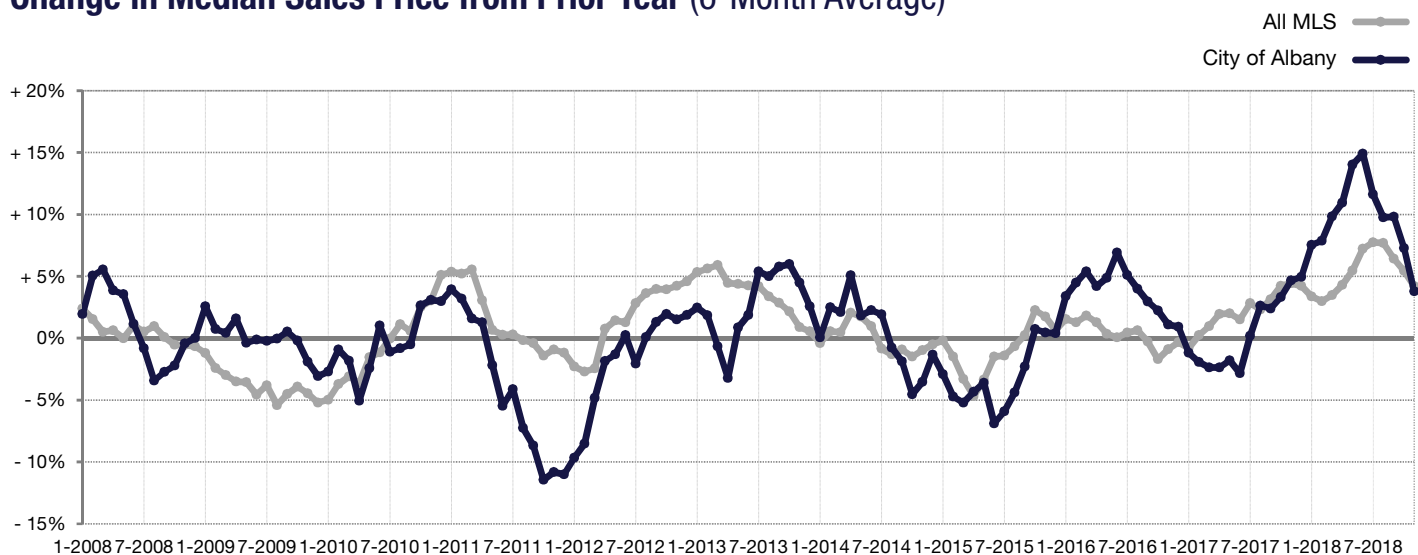


Year to Date

■ 2017 ■ 2018



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



** 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.