

Local Market Update – December 2018

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



City of Albany

+ 24.0%

Change in
New Listings

- 29.5%

Change in
Closed Sales

- 2.9%

Change in
Median Sales Price

December

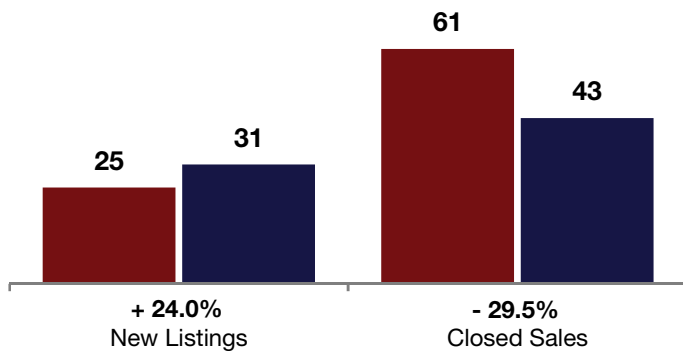
Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	25	31	+ 24.0%	873	862	- 1.3%
Closed Sales	61	43	- 29.5%	638	668	+ 4.7%
Median Sales Price*	\$170,000	\$165,000	- 2.9%	\$165,000	\$177,000	+ 7.3%
Percent of Original List Price Received*	93.1%	95.8%	+ 2.8%	94.5%	95.8%	+ 1.4%
Days on Market Until Sale	64	38	- 40.4%	55	43	- 22.5%
Inventory of Homes for Sale	156	132	- 15.4%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

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

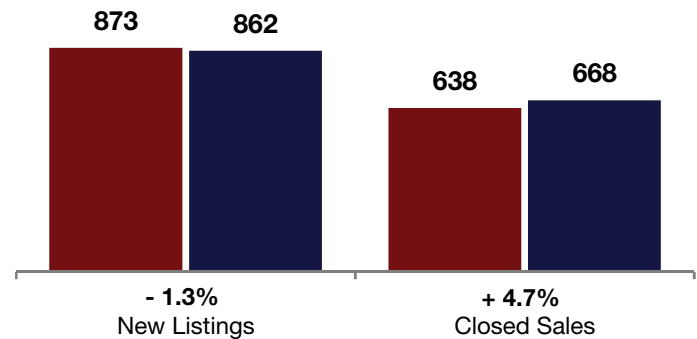
December

■ 2017 ■ 2018

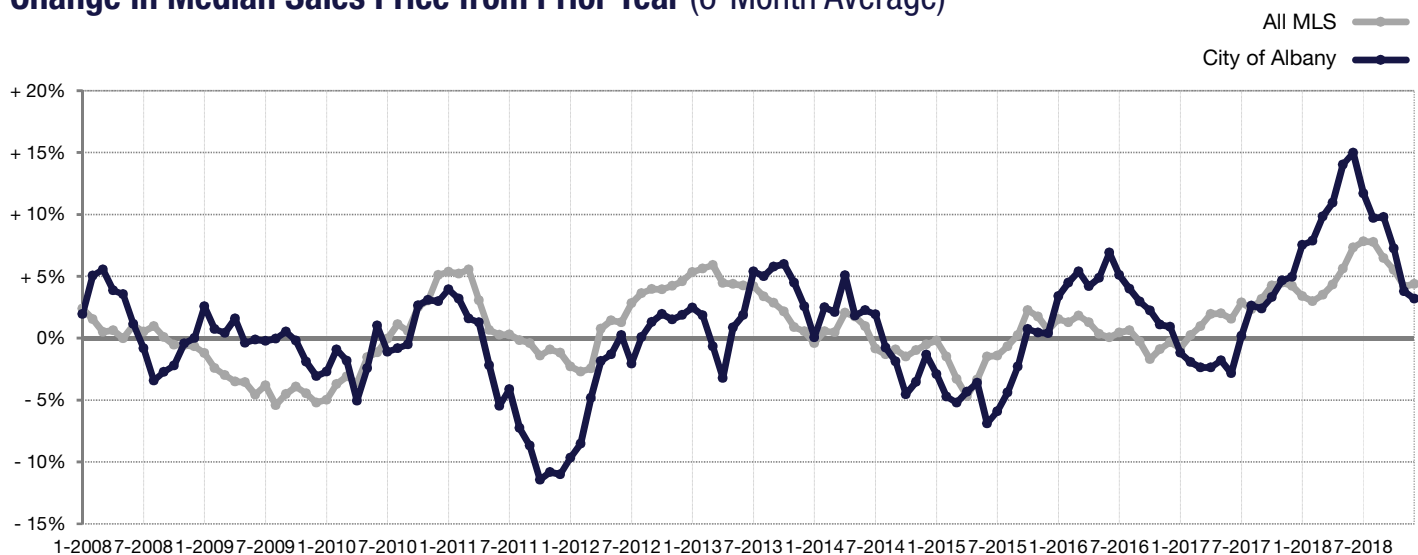


Year to Date

■ 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.