

Local Market Update – January 2019

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



Albany County

+ 29.5%

Change in
New Listings

- 6.9%

Change in
Closed Sales

+ 18.3%

Change in
Median Sales Price

January

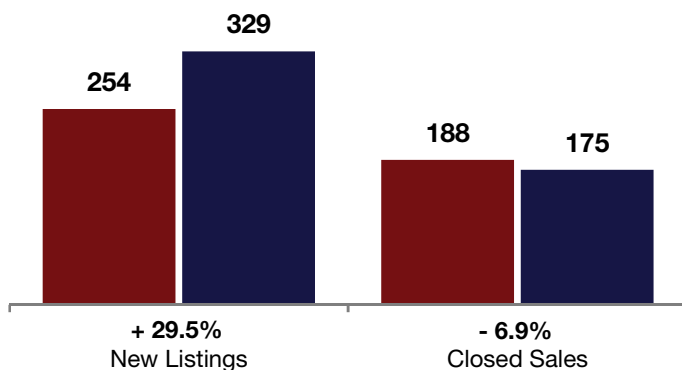
Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	254	329	+ 29.5%	254	329	+ 29.5%
Closed Sales	188	175	- 6.9%	188	175	- 6.9%
Median Sales Price*	\$200,000	\$236,500	+ 18.3%	\$200,000	\$236,500	+ 18.3%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	95.2%	95.4%	+ 0.2%
Days on Market Until Sale	49	59	+ 19.8%	49	59	+ 19.8%
Inventory of Homes for Sale	803	850	+ 5.9%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 8.0%	--	--	--

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

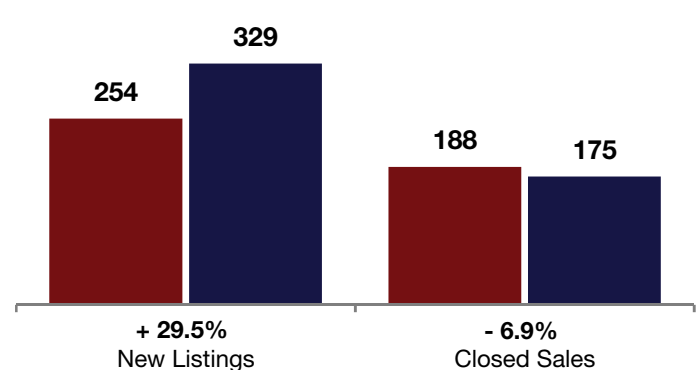
January

■ 2018 ■ 2019

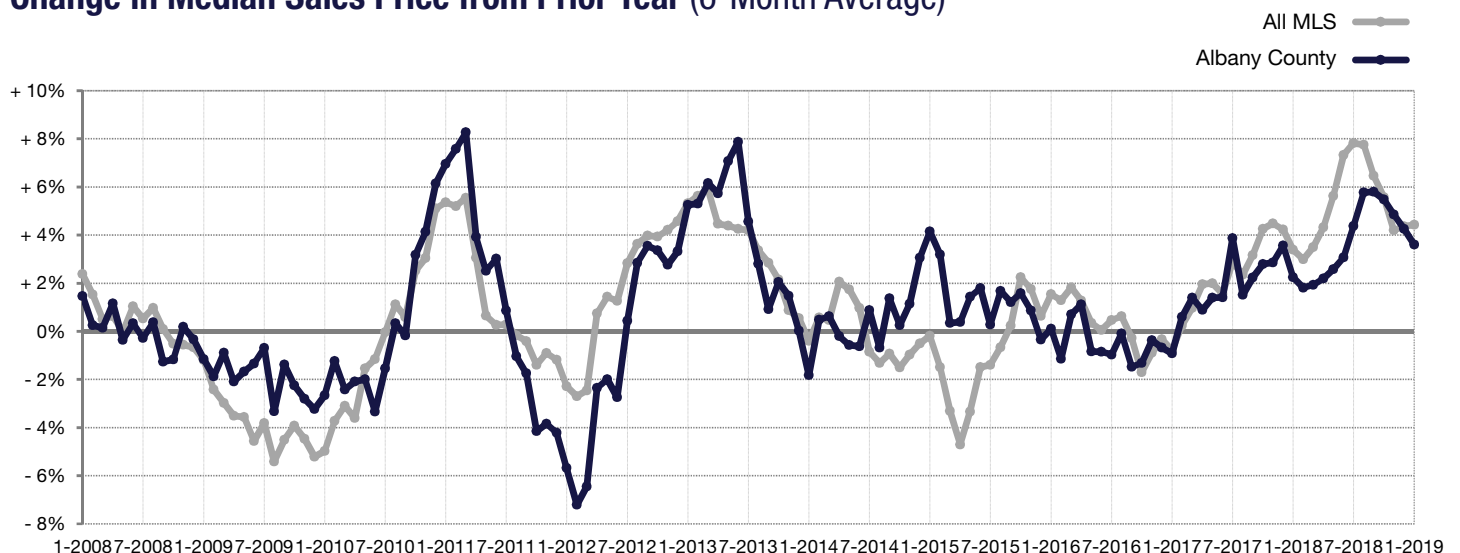


Year to Date

■ 2018 ■ 2019



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