

Local Market Update – February 2019

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



Albany County

- 8.0%

Change in
New Listings

- 12.2%

Change in
Closed Sales

+ 1.6%

Change in
Median Sales Price

February

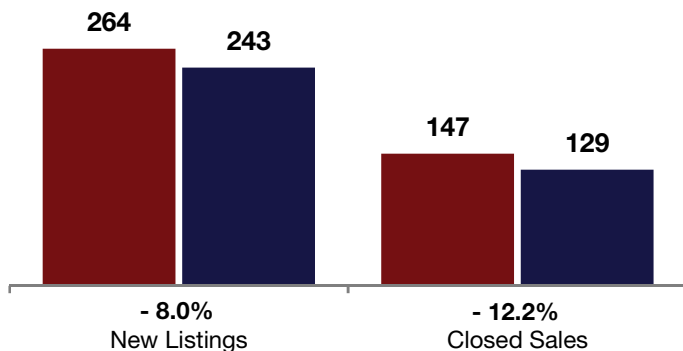
Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	264	243	- 8.0%	518	572	+ 10.4%
Closed Sales	147	129	- 12.2%	335	308	- 8.1%
Median Sales Price*	\$216,450	\$220,000	+ 1.6%	\$210,000	\$225,000	+ 7.1%
Percent of Original List Price Received*	95.8%	96.3%	+ 0.6%	95.5%	95.7%	+ 0.3%
Days on Market Until Sale	61	54	- 10.7%	54	57	+ 4.5%
Inventory of Homes for Sale	807	811	+ 0.5%	--	--	--
Months Supply of Inventory	3.2	3.3	+ 2.4%	--	--	--

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

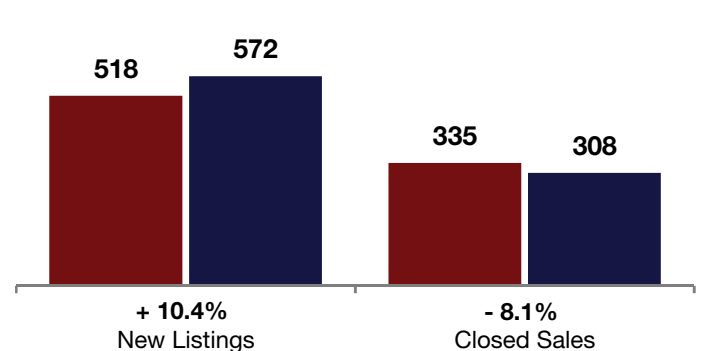
February

■ 2018 ■ 2019

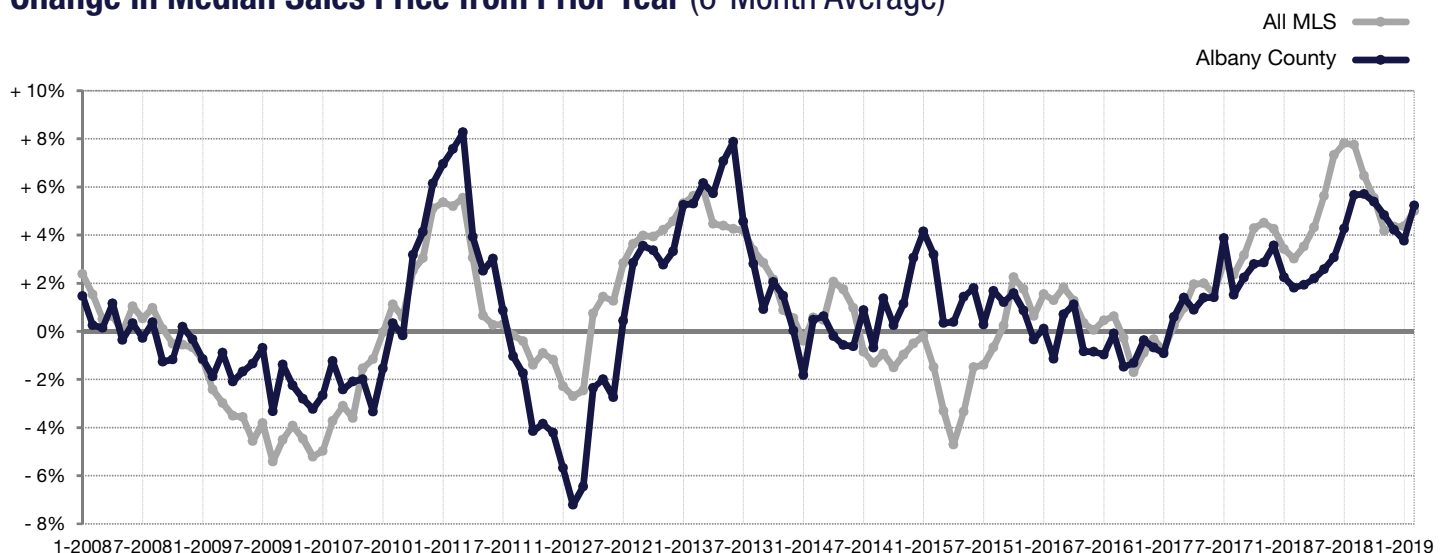


Year to Date

■ 2018 ■ 2019



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



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-20181-2019

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