

Local Market Update – February 2019

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



City of Albany

- 42.2%

Change in
New Listings

- 25.0%

Change in
Closed Sales

- 9.1%

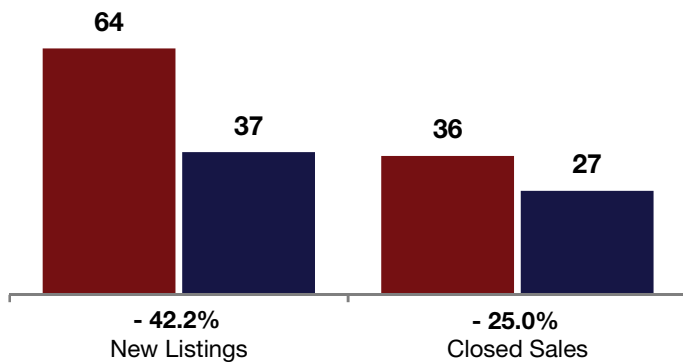
Change in
Median Sales Price

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	64	37	- 42.2%	121	112	- 7.4%
Closed Sales	36	27	- 25.0%	75	57	- 24.0%
Median Sales Price*	\$178,500	\$162,234	- 9.1%	\$160,000	\$175,100	+ 9.4%
Percent of Original List Price Received*	92.8%	96.7%	+ 4.2%	93.9%	94.1%	+ 0.3%
Days on Market Until Sale	57	37	- 34.9%	63	53	- 15.7%
Inventory of Homes for Sale	158	124	- 21.5%	--	--	--
Months Supply of Inventory	2.9	2.2	- 23.4%	--	--	--

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

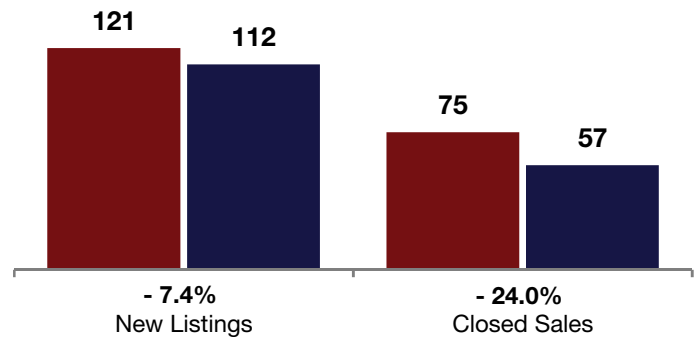
February

■ 2018 ■ 2019

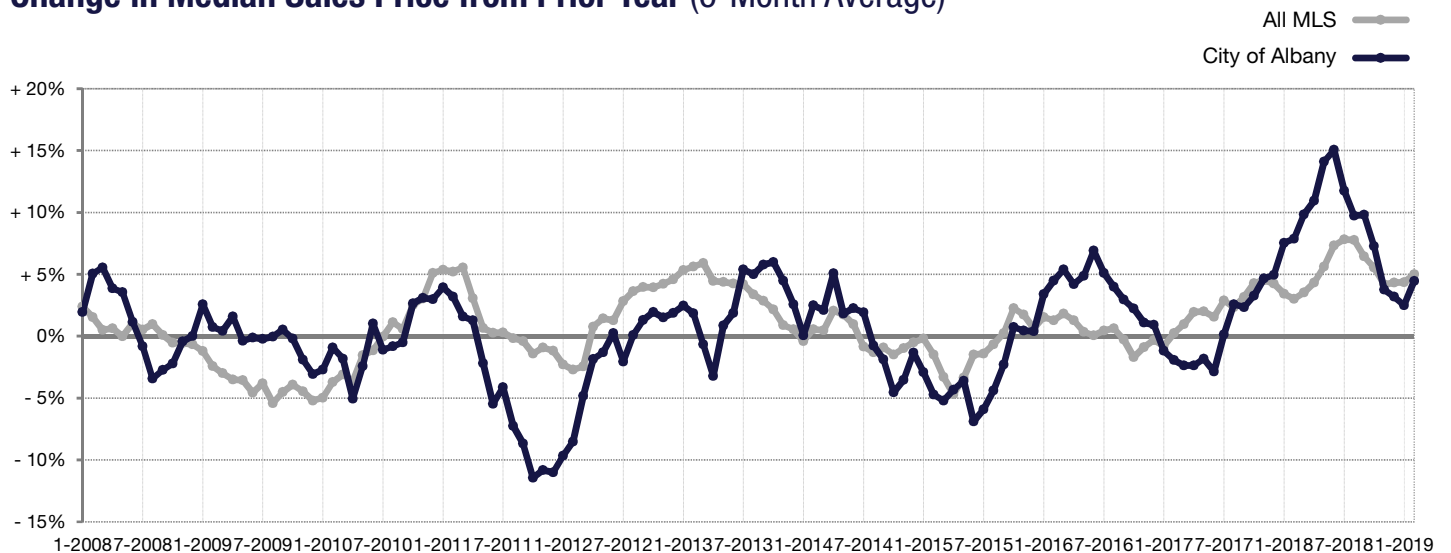


Year to Date

■ 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.