

Local Market Update – April 2019

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



Albany County

- 10.3%

Change in
New Listings

- 4.0%

Change in
Closed Sales

+ 0.6%

Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	448	402	- 10.3%	1,291	1,298	+ 0.5%
Closed Sales	226	217	- 4.0%	773	734	- 5.0%
Median Sales Price*	\$223,900	\$225,250	+ 0.6%	\$215,000	\$227,000	+ 5.6%
Percent of Original List Price Received*	97.4%	95.0%	- 2.4%	96.1%	95.6%	- 0.5%
Days on Market Until Sale	54	63	+ 18.2%	53	61	+ 14.5%
Inventory of Homes for Sale	813	856	+ 5.3%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 13.5%	--	--	--

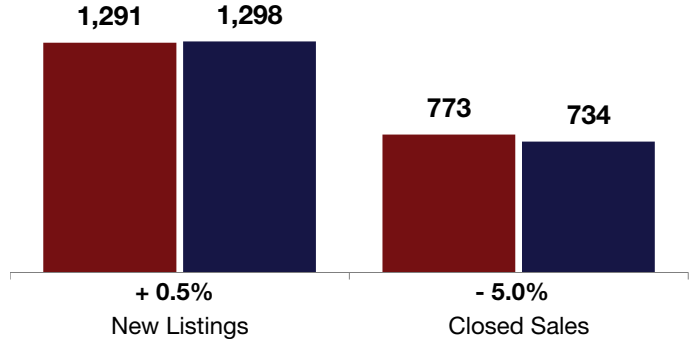
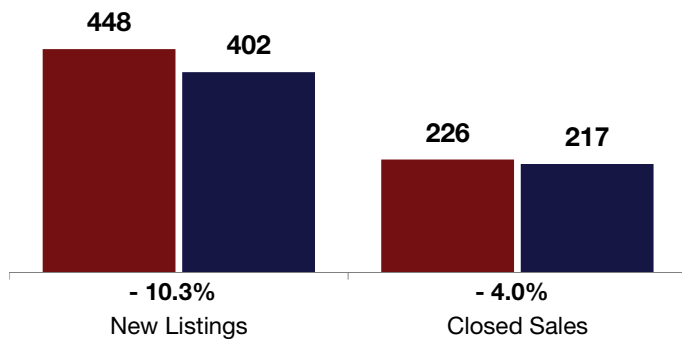
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.