

Local Market Update – May 2019

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



Albany County

- 4.8%

Change in
New Listings

- 16.0%

Change in
Closed Sales

+ 2.9%

Change in
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	502	478	- 4.8%	1,793	1,775	- 1.0%
Closed Sales	282	237	- 16.0%	1,055	978	- 7.3%
Median Sales Price*	\$220,571	\$227,000	+ 2.9%	\$216,000	\$226,470	+ 4.8%
Percent of Original List Price Received*	98.5%	97.6%	- 1.0%	96.7%	96.1%	- 0.7%
Days on Market Until Sale	41	40	- 1.9%	50	56	+ 11.3%
Inventory of Homes for Sale	905	907	+ 0.2%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 6.8%	--	--	--

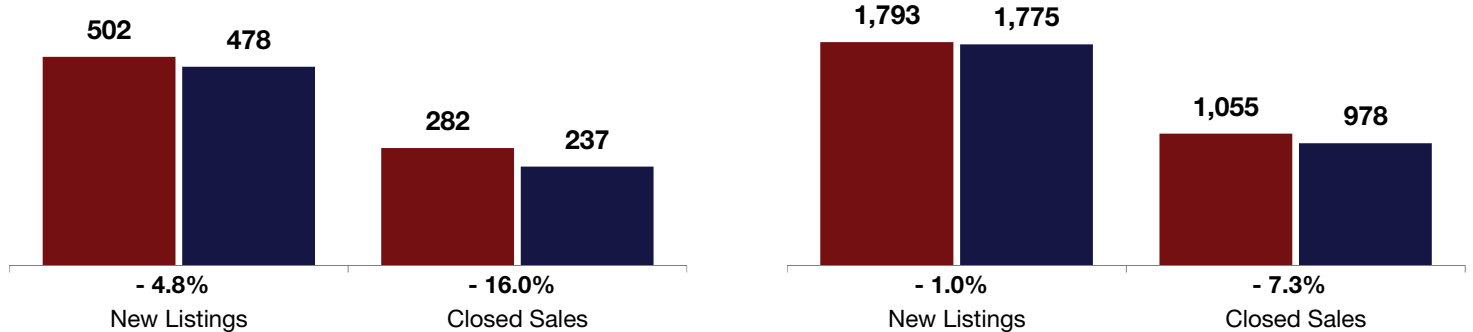
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

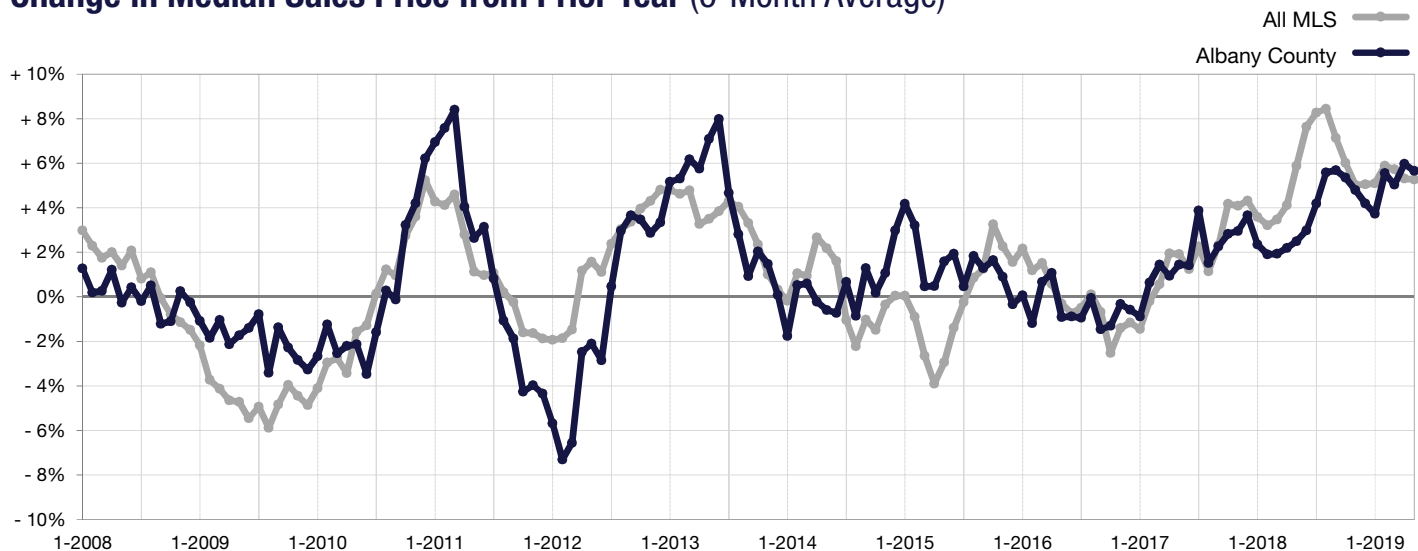
■ 2018 ■ 2019

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.