

Local Market Update – September 2019

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



Albany County

+ 6.2%

Change in
New Listings

+ 2.7%

Change in
Closed Sales

+ 5.1%

Change in
Median Sales Price

	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	370	393	+ 6.2%	3,361	3,407	+ 1.4%
Closed Sales	226	232	+ 2.7%	2,240	2,165	- 3.3%
Median Sales Price*	\$226,000	\$237,500	+ 5.1%	\$223,600	\$230,000	+ 2.9%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	97.2%	96.6%	- 0.6%
Days on Market Until Sale	36	36	+ 0.9%	42	46	+ 11.6%
Inventory of Homes for Sale	1,067	1,020	- 4.4%	--	--	--
Months Supply of Inventory	4.3	4.1	- 3.2%	--	--	--

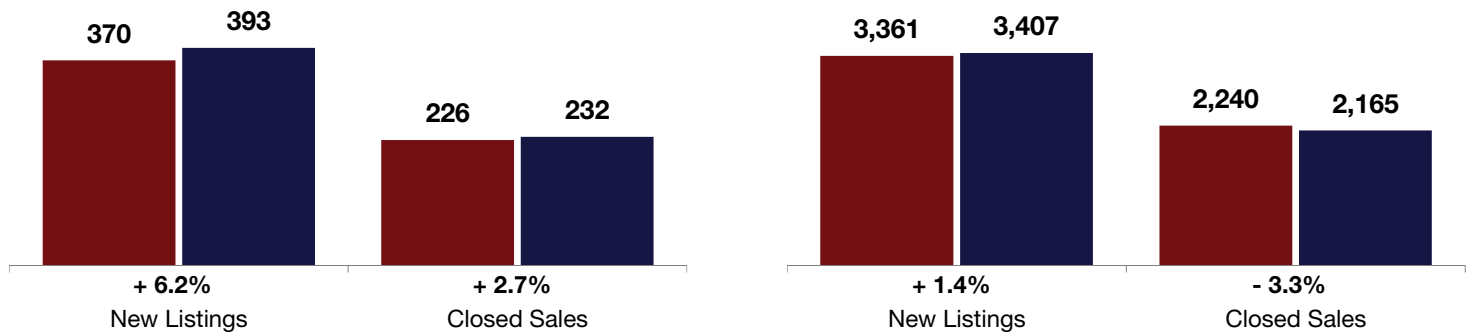
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

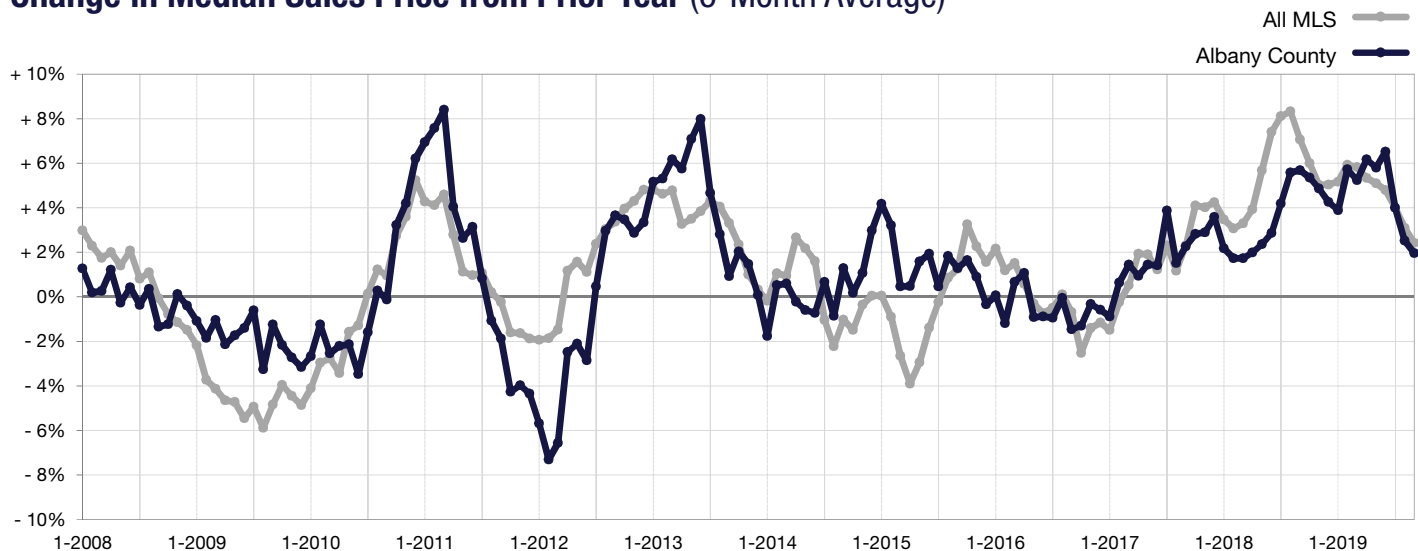
■ 2018 ■ 2019

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.