

Local Market Update – October 2019

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



Albany County

+ 2.9%

Change in
New Listings

+ 4.8%

Change in
Closed Sales

- 3.4%

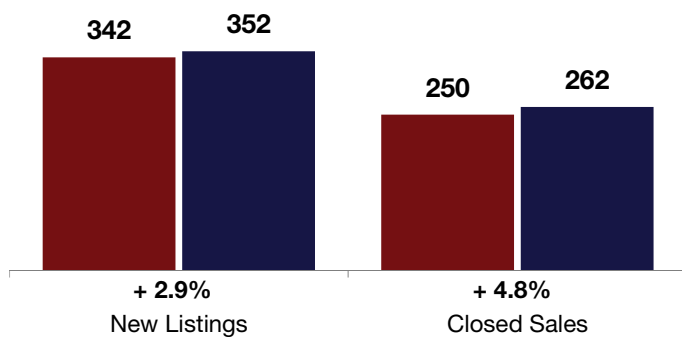
Change in
Median Sales Price

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	342	352	+ 2.9%	3,703	3,759	+ 1.5%
Closed Sales	250	262	+ 4.8%	2,490	2,437	- 2.1%
Median Sales Price*	\$229,900	\$222,000	- 3.4%	\$224,000	\$230,000	+ 2.7%
Percent of Original List Price Received*	95.9%	96.1%	+ 0.2%	97.0%	96.5%	- 0.5%
Days on Market Until Sale	45	40	- 9.5%	42	46	+ 9.0%
Inventory of Homes for Sale	1,031	1,020	- 1.1%	--	--	--
Months Supply of Inventory	4.1	4.1	+ 0.4%	--	--	--

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

October

■ 2018 ■ 2019

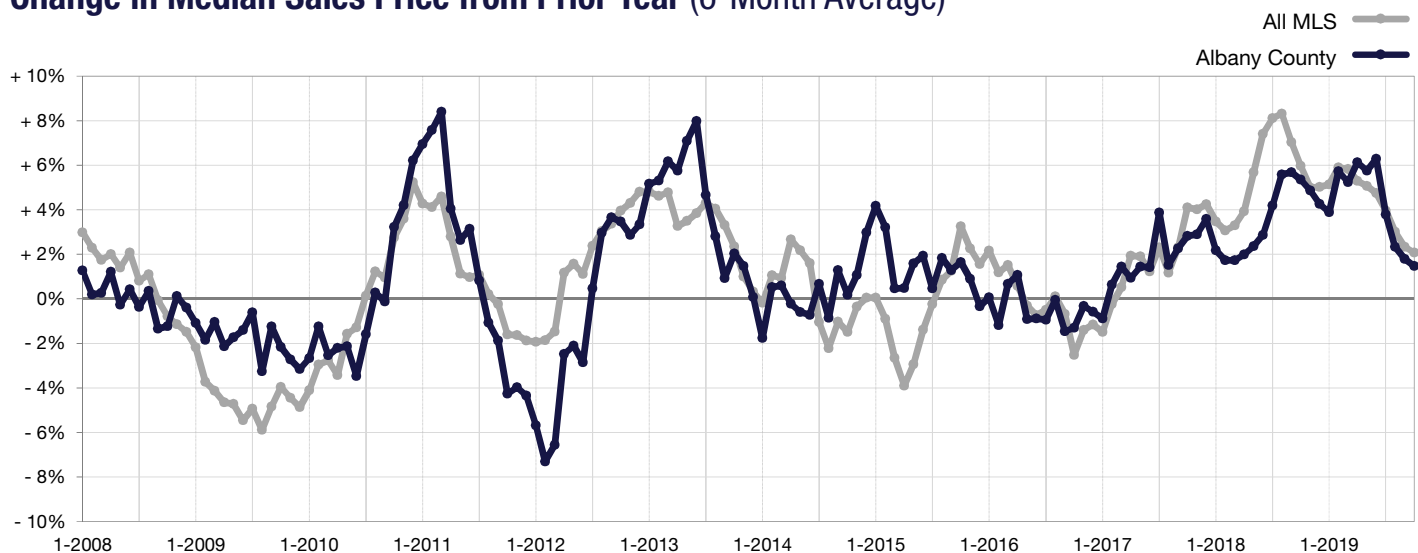


Year to Date

■ 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.