

Local Market Update – November 2019

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



Albany County

- 17.9%

Change in
New Listings

- 8.5%

Change in
Closed Sales

+ 5.5%

Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	251	206	- 17.9%	3,954	3,966	+ 0.3%
Closed Sales	259	237	- 8.5%	2,749	2,690	- 2.1%
Median Sales Price*	\$216,000	\$227,900	+ 5.5%	\$223,000	\$229,000	+ 2.7%
Percent of Original List Price Received*	95.5%	96.1%	+ 0.7%	96.9%	96.5%	- 0.4%
Days on Market Until Sale	41	39	- 5.0%	42	45	+ 7.8%
Inventory of Homes for Sale	978	895	- 8.5%	--	--	--
Months Supply of Inventory	4.0	3.6	- 9.6%	--	--	--

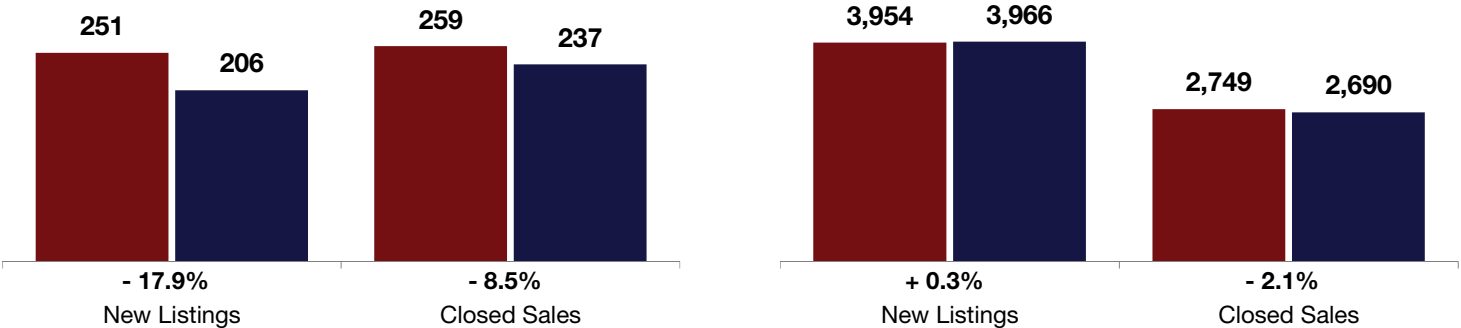
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

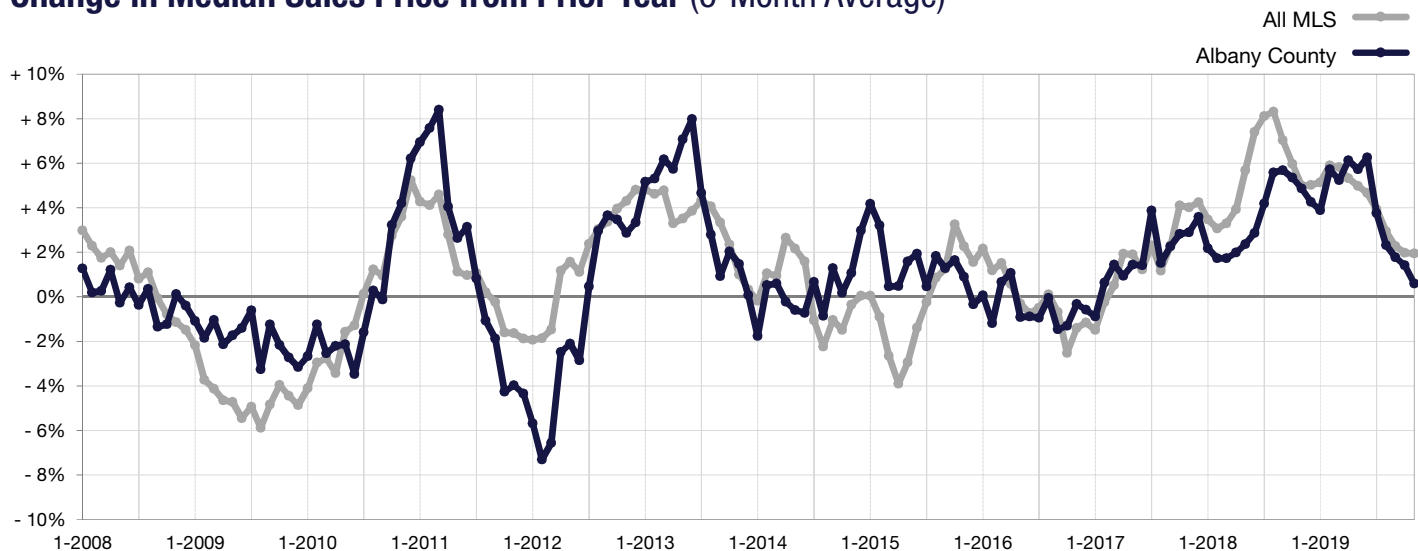
■ 2018 ■ 2019

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.