

# Local Market Update – December 2019

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



## Albany County

**- 1.3%**

**+ 19.1%**

**+ 8.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	151	149	- 1.3%	4,105	4,114	+ 0.2%
Closed Sales	204	243	+ 19.1%	2,953	2,948	- 0.2%
Median Sales Price*	\$214,950	\$233,750	+ 8.7%	\$222,050	\$229,000	+ 3.1%
Percent of Original List Price Received*	95.9%	95.2%	- 0.7%	96.8%	96.3%	- 0.5%
Days on Market Until Sale	45	48	+ 7.7%	42	45	+ 8.0%
Inventory of Homes for Sale	875	761	- 13.0%	--	--	--
Months Supply of Inventory	3.6	3.0	- 15.2%	--	--	--

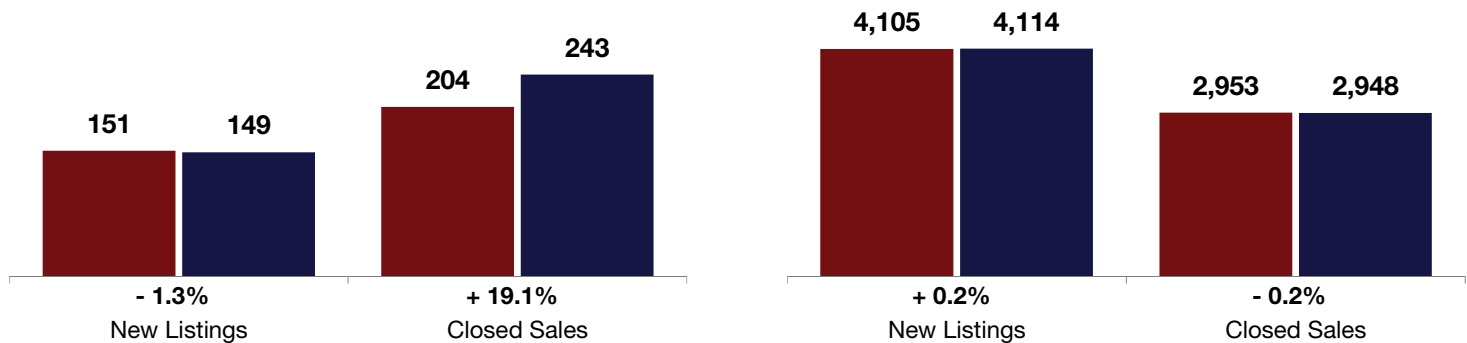
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

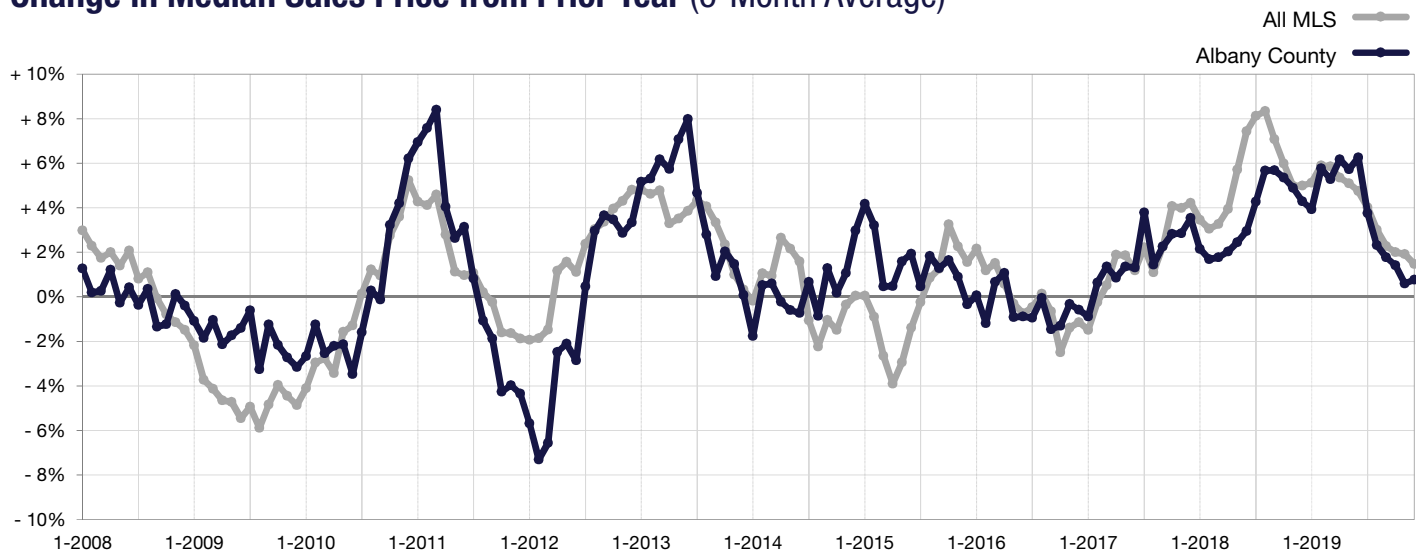
■ 2018 ■ 2019

### 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.