

Local Market Update – March 2019

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



Albany County

- 1.2%

Change in
New Listings

- 6.6%

Change in
Closed Sales

+ 8.6%

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	327	323	- 1.2%	845	898	+ 6.3%
Closed Sales	213	199	- 6.6%	548	514	- 6.2%
Median Sales Price*	\$210,000	\$228,000	+ 8.6%	\$210,000	\$227,000	+ 8.1%
Percent of Original List Price Received*	95.8%	96.0%	+ 0.3%	95.6%	95.9%	+ 0.3%
Days on Market Until Sale	52	63	+ 22.1%	53	60	+ 12.8%
Inventory of Homes for Sale	783	843	+ 7.7%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 13.5%	--	--	--

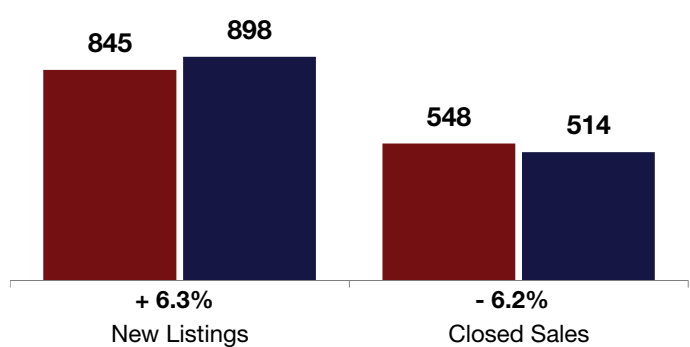
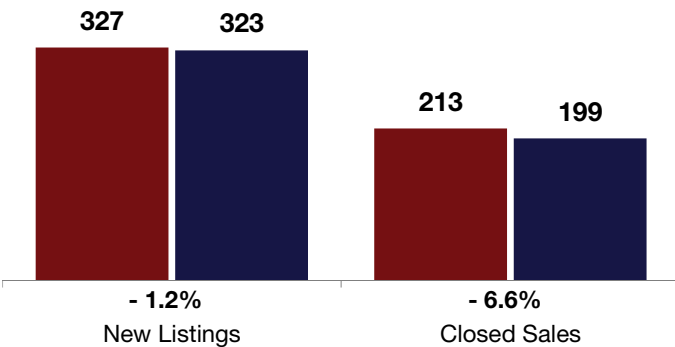
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.