

Local Market Update – April 2019

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



City of Albany

+ 4.5%

Change in
New Listings

- 15.5%

Change in
Closed Sales

- 8.6%

Change in
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	89	93	+ 4.5%	288	264	- 8.3%
Closed Sales	58	49	- 15.5%	185	162	- 12.4%
Median Sales Price*	\$192,500	\$176,000	- 8.6%	\$178,500	\$175,000	- 2.0%
Percent of Original List Price Received*	97.5%	92.4%	- 5.2%	95.8%	93.9%	- 2.0%
Days on Market Until Sale	50	70	+ 38.2%	58	60	+ 3.5%
Inventory of Homes for Sale	150	145	- 3.3%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 2.3%	--	--	--

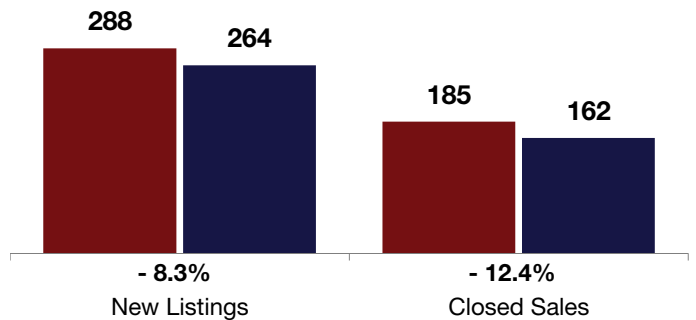
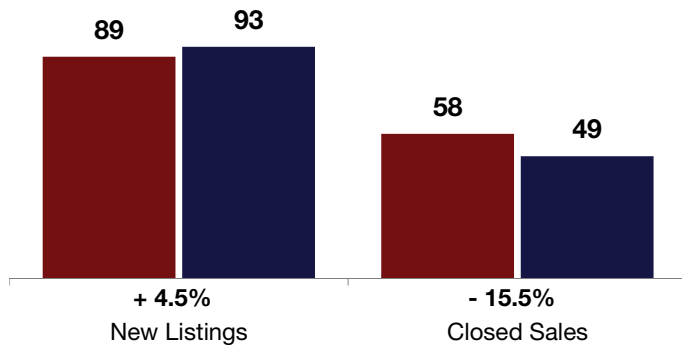
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

■ 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.