

Local Market Update – May 2019

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



City of Albany

- 25.2%

Change in
New Listings

- 33.3%

Change in
Closed Sales

- 3.9%

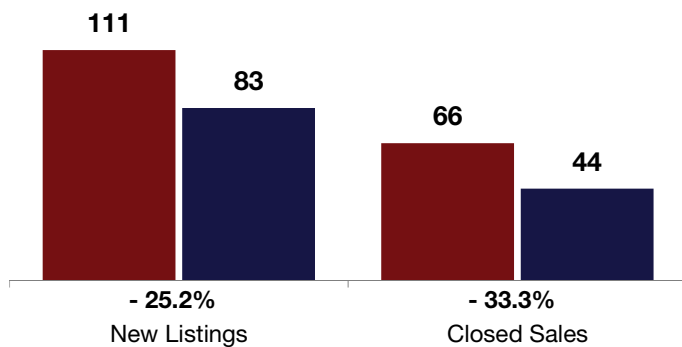
Change in
Median Sales Price

	May			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	111	83	- 25.2%	399	345	- 13.5%
Closed Sales	66	44	- 33.3%	251	206	- 17.9%
Median Sales Price*	\$174,000	\$167,250	- 3.9%	\$177,000	\$172,340	- 2.6%
Percent of Original List Price Received*	97.5%	96.3%	- 1.2%	96.3%	94.5%	- 1.8%
Days on Market Until Sale	40	34	- 15.3%	53	54	+ 1.0%
Inventory of Homes for Sale	176	138	- 21.6%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

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

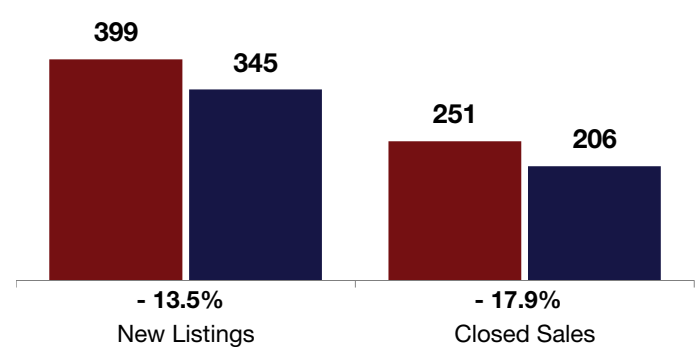
May

■ 2018 ■ 2019

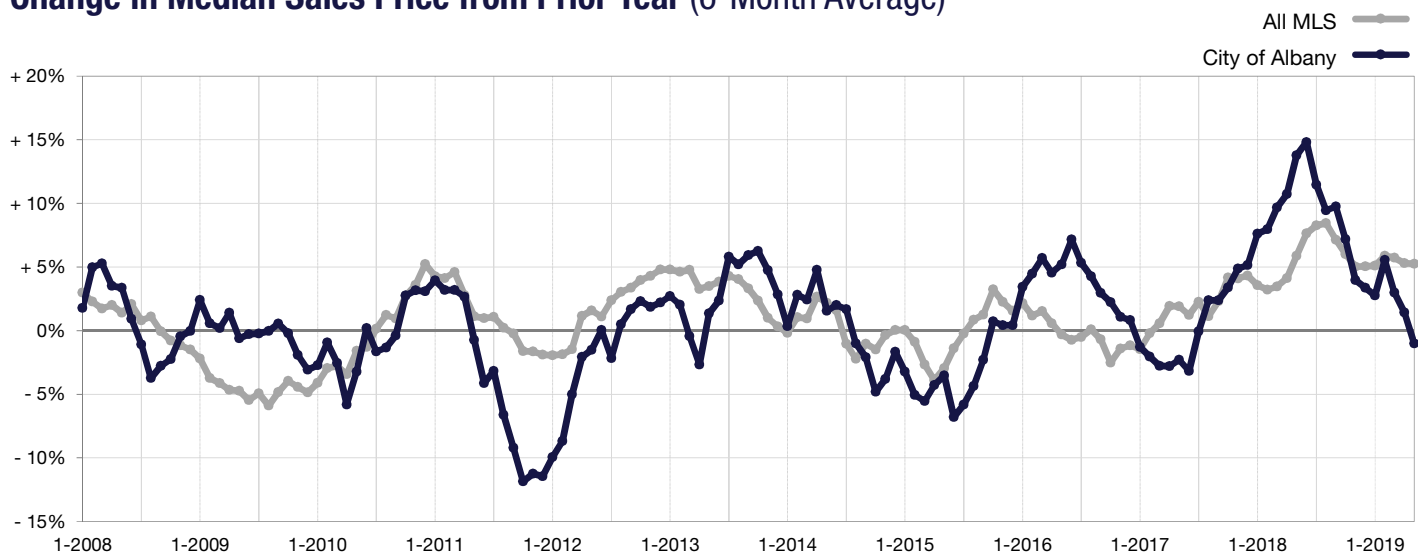


Year to Date

■ 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.