

Local Market Update – July 2019

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



City of Albany

+ 40.0%

- 11.8%

+ 2.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	70	98	+ 40.0%	561	523	- 6.8%
Closed Sales	68	60	- 11.8%	390	332	- 14.9%
Median Sales Price*	\$175,000	\$180,000	+ 2.9%	\$178,000	\$179,000	+ 0.6%
Percent of Original List Price Received*	96.3%	96.7%	+ 0.5%	96.5%	95.2%	- 1.3%
Days on Market Until Sale	28	45	+ 58.8%	45	49	+ 8.2%
Inventory of Homes for Sale	171	164	- 4.1%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.6%	--	--	--

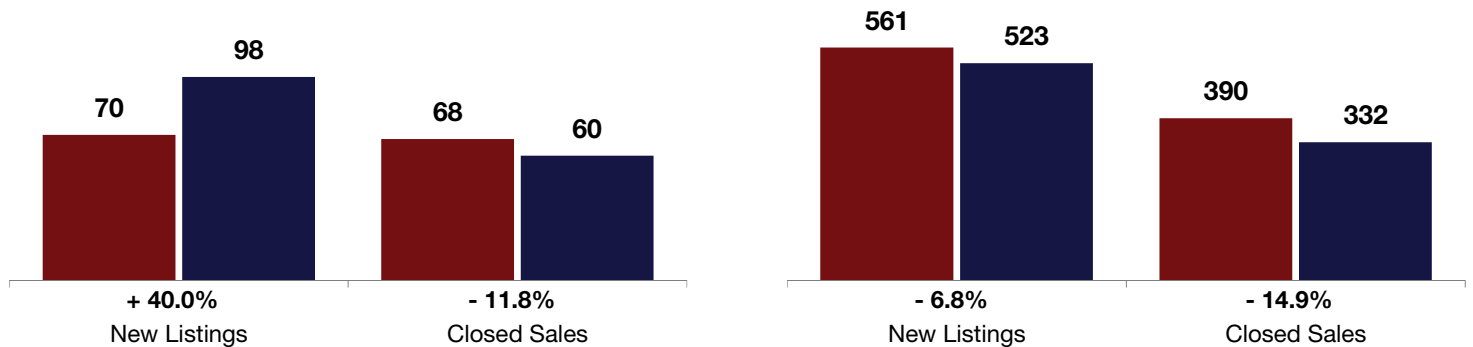
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

■ 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.