

Local Market Update – September 2019

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



City of Albany

+ 3.5%

Change in
New Listings

- 22.6%

Change in
Closed Sales

+ 10.4%

Change in
Median Sales Price

September

Year to Date

	2018	2019	+ / -	2018	2019	+ / -
New Listings	85	88	+ 3.5%	719	689	- 4.2%
Closed Sales	53	41	- 22.6%	514	456	- 11.3%
Median Sales Price*	\$167,500	\$185,000	+ 10.4%	\$178,000	\$179,900	+ 1.1%
Percent of Original List Price Received*	94.0%	96.0%	+ 2.2%	96.0%	95.4%	- 0.6%
Days on Market Until Sale	40	21	- 46.7%	44	43	- 2.2%
Inventory of Homes for Sale	198	192	- 3.0%	--	--	--
Months Supply of Inventory	3.5	3.5	+ 1.9%	--	--	--

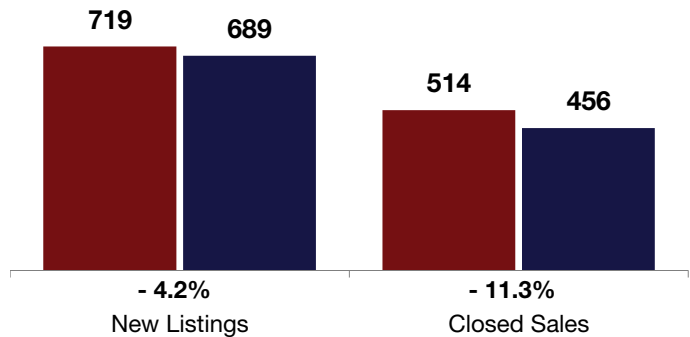
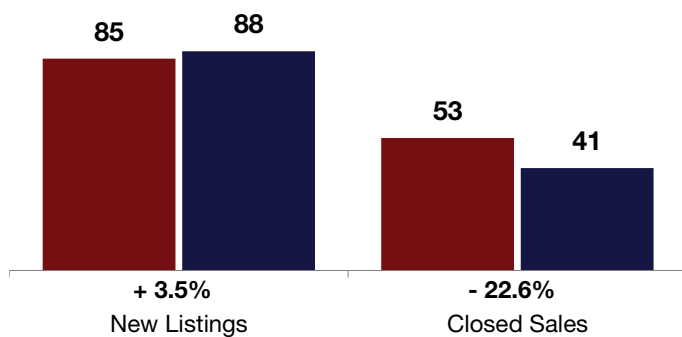
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

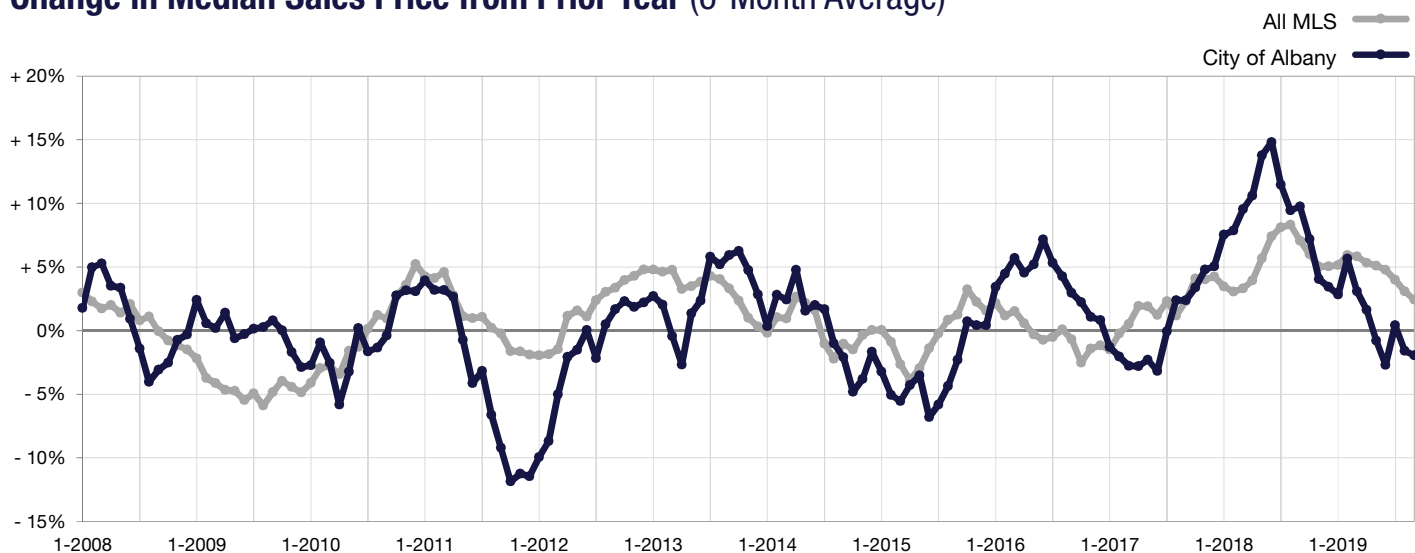
■ 2018 ■ 2019

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.