

Local Market Update – October 2019

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



City of Albany

+ 5.7%

Change in
New Listings

+ 29.8%

Change in
Closed Sales

+ 2.8%

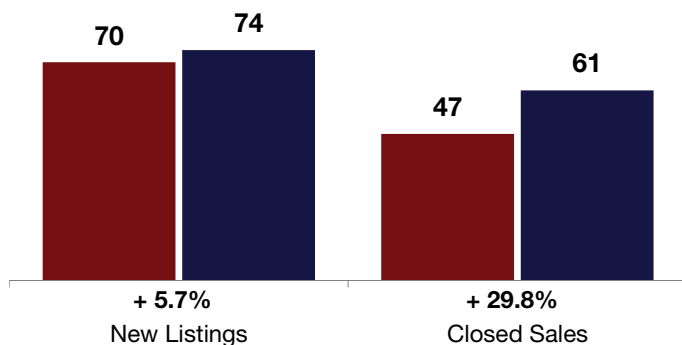
Change in
Median Sales Price

	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	70	74	+ 5.7%	789	764	- 3.2%
Closed Sales	47	61	+ 29.8%	561	520	- 7.3%
Median Sales Price*	\$170,100	\$174,900	+ 2.8%	\$178,000	\$179,500	+ 0.8%
Percent of Original List Price Received*	96.1%	95.6%	- 0.5%	96.0%	95.5%	- 0.5%
Days on Market Until Sale	34	34	+ 0.6%	43	42	- 2.9%
Inventory of Homes for Sale	184	201	+ 9.2%	--	--	--
Months Supply of Inventory	3.3	3.8	+ 14.7%	--	--	--

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

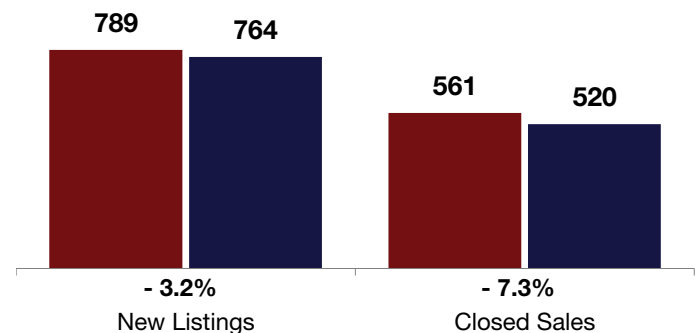
October

■ 2018 ■ 2019

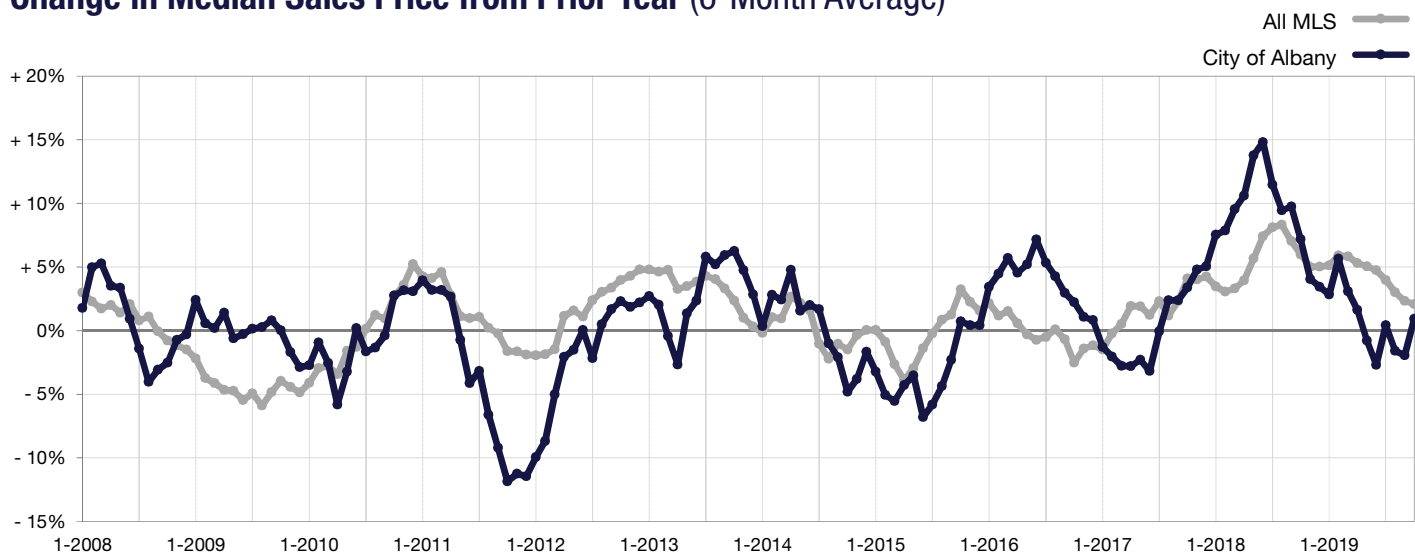


Year to Date

■ 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.