

Local Market Update – November 2019

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



City of Albany

+ 7.1%

Change in
New Listings

- 27.3%

Change in
Closed Sales

+ 6.7%

Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	42	45	+ 7.1%	831	809	- 2.6%
Closed Sales	66	48	- 27.3%	627	573	- 8.6%
Median Sales Price*	\$175,000	\$186,750	+ 6.7%	\$178,000	\$179,900	+ 1.1%
Percent of Original List Price Received*	93.7%	95.8%	+ 2.2%	95.8%	95.5%	- 0.3%
Days on Market Until Sale	43	34	- 20.6%	43	41	- 4.9%
Inventory of Homes for Sale	162	177	+ 9.3%	--	--	--
Months Supply of Inventory	2.9	3.3	+ 12.1%	--	--	--

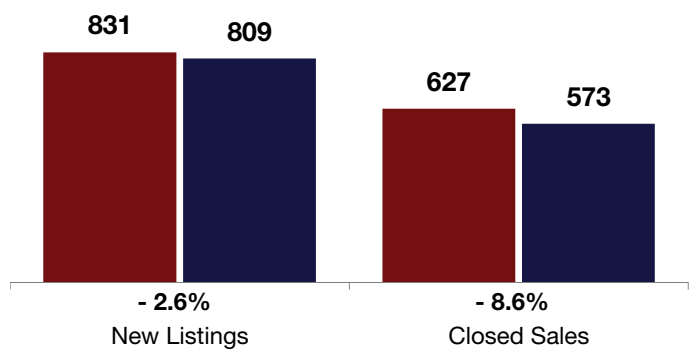
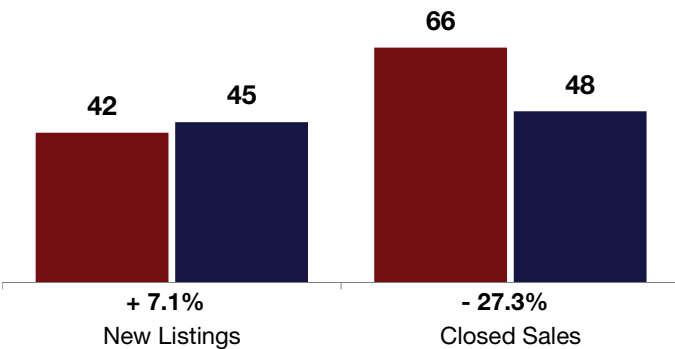
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

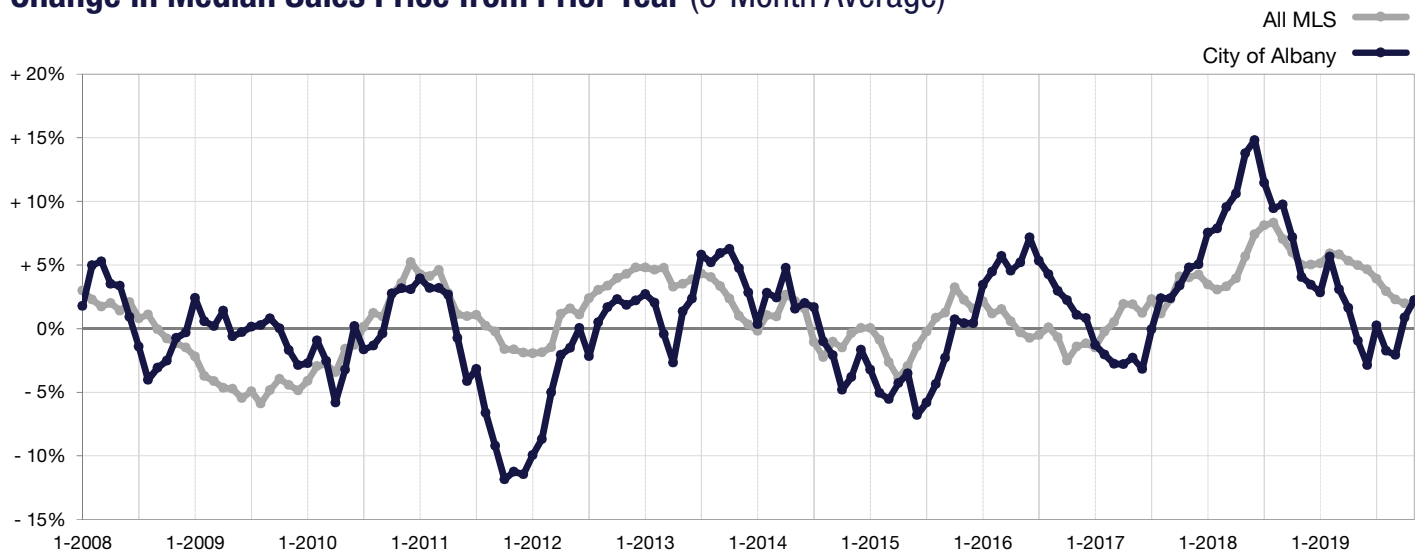
■ 2018 ■ 2019

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.