

Local Market Update – December 2019

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



City of Albany

+ 9.7%

Change in
New Listings

+ 8.9%

Change in
Closed Sales

+ 10.6%

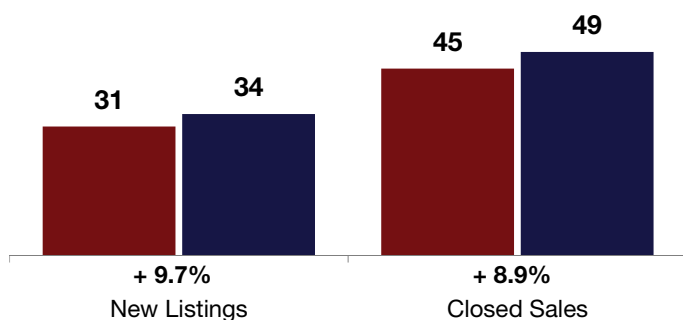
Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	31	34	+ 9.7%	862	843	- 2.2%
Closed Sales	45	49	+ 8.9%	672	626	- 6.8%
Median Sales Price*	\$163,000	\$180,200	+ 10.6%	\$176,000	\$179,898	+ 2.2%
Percent of Original List Price Received*	96.7%	94.8%	- 2.0%	95.8%	95.4%	- 0.4%
Days on Market Until Sale	47	36	- 23.0%	43	40	- 6.6%
Inventory of Homes for Sale	139	147	+ 5.8%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 6.9%	--	--	--

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

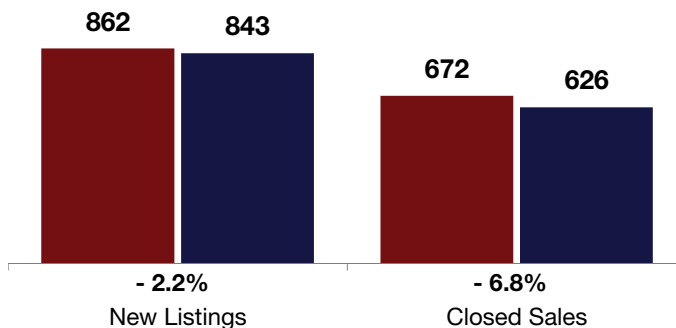
December

■ 2018 ■ 2019

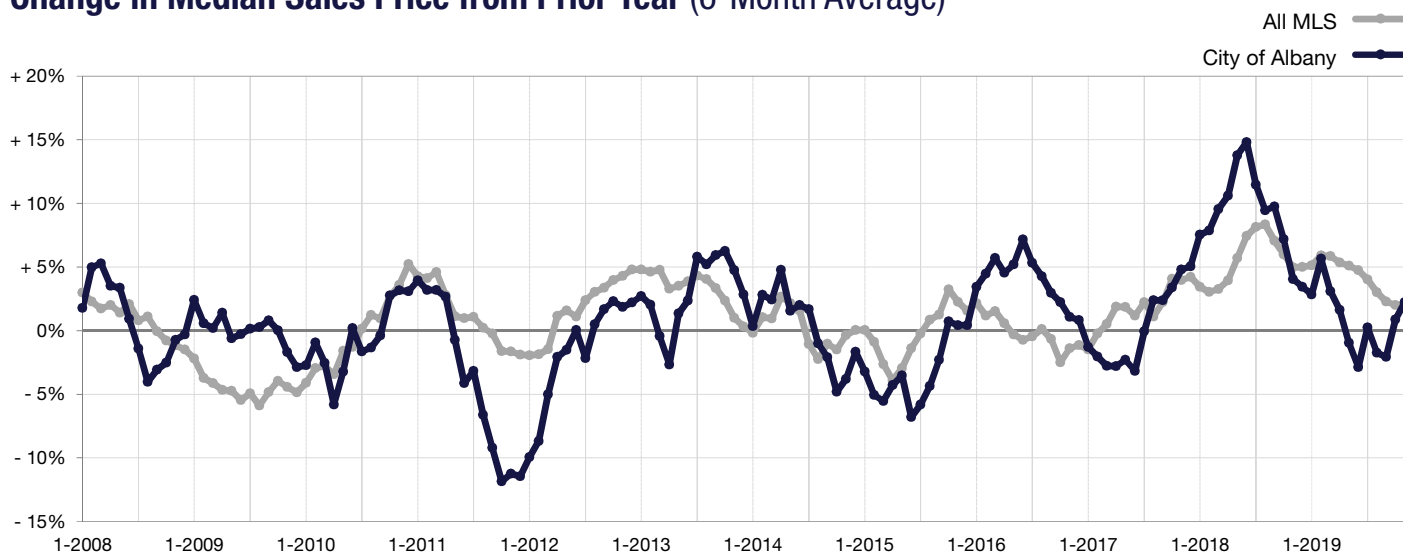


Year to Date

■ 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.