

Local Market Update – March 2019

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



City of Albany

- 25.6%

0.0%

- 11.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	78	58	- 25.6%	199	173	- 13.1%
Closed Sales	53	53	0.0%	128	114	- 10.9%
Median Sales Price*	\$185,000	\$164,000	- 11.4%	\$174,002	\$173,620	- 0.2%
Percent of Original List Price Received*	96.7%	94.9%	- 1.9%	95.1%	94.7%	- 0.4%
Days on Market Until Sale	59	49	- 16.7%	62	55	- 10.4%
Inventory of Homes for Sale	151	125	- 17.2%	--	--	--
Months Supply of Inventory	2.7	2.4	- 13.6%	--	--	--

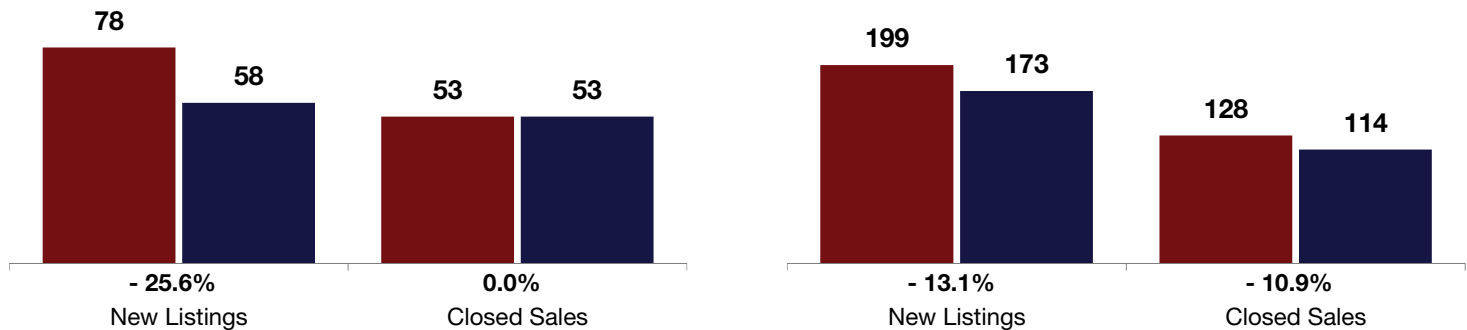
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

■ 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.