

Local Market Update – June 2018

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



Albany County

+ 5.4%

Change in
New Listings

- 3.7%

Change in
Closed Sales

+ 6.7%

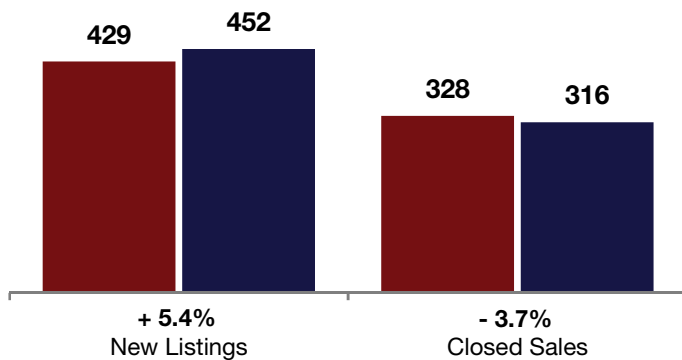
Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	429	452	+ 5.4%	2,202	2,241	+ 1.8%
Closed Sales	328	316	- 3.7%	1,353	1,368	+ 1.1%
Median Sales Price*	\$225,000	\$240,086	+ 6.7%	\$214,900	\$220,000	+ 2.4%
Percent of Original List Price Received*	97.0%	97.9%	+ 0.9%	96.4%	97.0%	+ 0.6%
Days on Market Until Sale	43	36	- 15.7%	56	47	- 16.1%
Inventory of Homes for Sale	1,046	958	- 8.4%	--	--	--
Months Supply of Inventory	4.2	3.8	- 10.8%	--	--	--

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

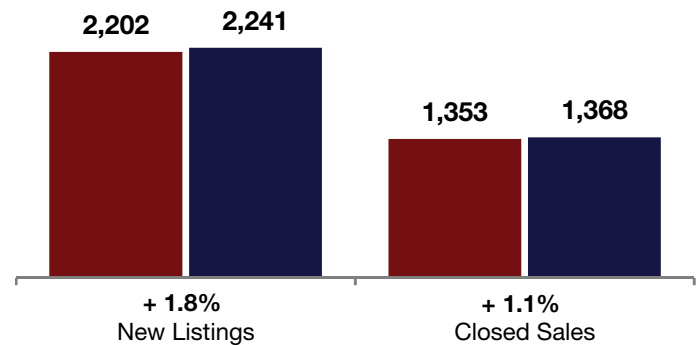
June

■ 2017 ■ 2018

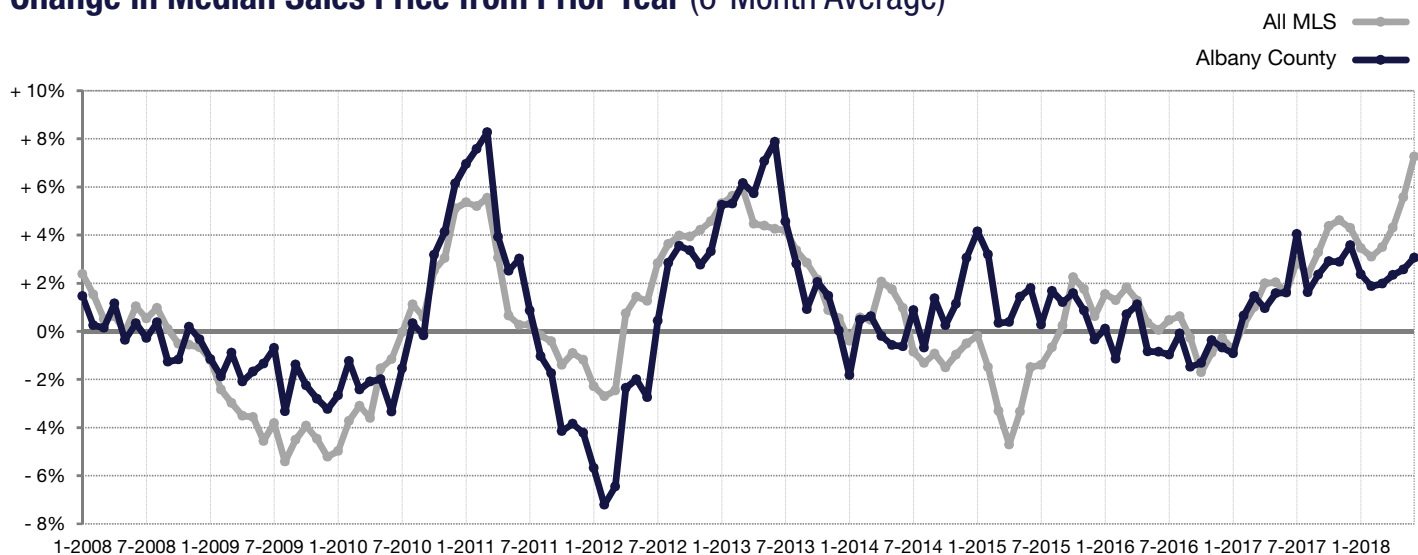


Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018

** 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. | Current as of July 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.