

Local Market Update – October 2018

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



City of Albany

- 12.3%

Change in
New Listings

- 8.2%

Change in
Closed Sales

+ 4.4%

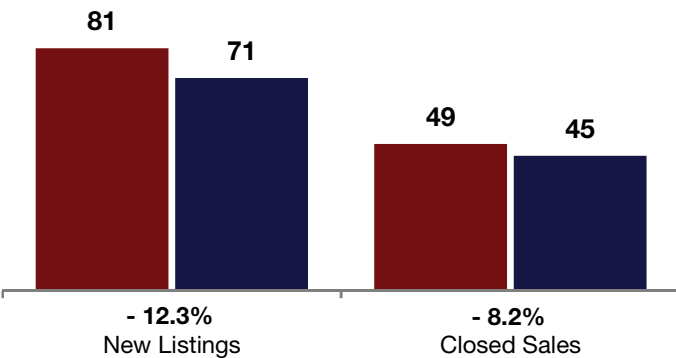
Change in
Median Sales Price

	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	81	71	- 12.3%	788	783	- 0.6%
Closed Sales	49	45	- 8.2%	520	556	+ 6.9%
Median Sales Price*	\$163,000	\$170,100	+ 4.4%	\$163,255	\$178,000	+ 9.0%
Percent of Original List Price Received*	93.1%	96.2%	+ 3.4%	94.7%	96.0%	+ 1.3%
Days on Market Until Sale	44	34	- 22.1%	55	43	- 21.9%
Inventory of Homes for Sale	221	182	- 17.6%	--	--	--
Months Supply of Inventory	4.1	3.2	- 21.8%	--	--	--

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

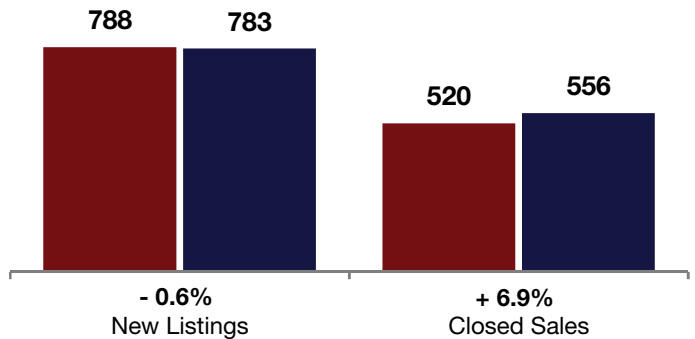
October

■ 2017 ■ 2018



Year to Date

■ 2017 ■ 2018



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