

# Local Market Update – December 2018

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



## Albany County

**+ 1.4%**

Change in  
New Listings

**- 23.4%**

Change in  
Closed Sales

**+ 5.5%**

Change in  
Median Sales Price

### December

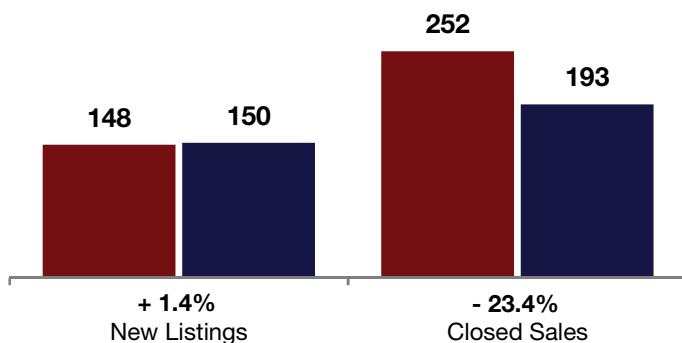
### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	148	150	+ 1.4%	4,088	4,108	+ 0.5%
Closed Sales	252	193	- 23.4%	2,966	2,931	- 1.2%
Median Sales Price*	\$203,750	\$215,000	+ 5.5%	\$215,500	\$222,500	+ 3.2%
Percent of Original List Price Received*	95.4%	95.7%	+ 0.3%	96.4%	96.8%	+ 0.4%
Days on Market Until Sale	60	42	- 29.8%	50	42	- 15.8%
Inventory of Homes for Sale	865	863	- 0.2%	--	--	--
Months Supply of Inventory	3.5	3.5	+ 0.5%	--	--	--

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

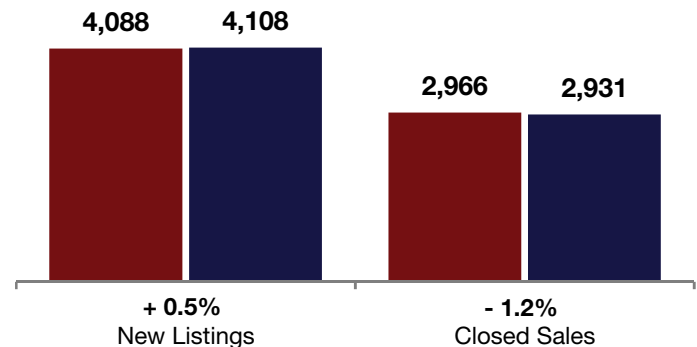
### December

■ 2017 ■ 2018

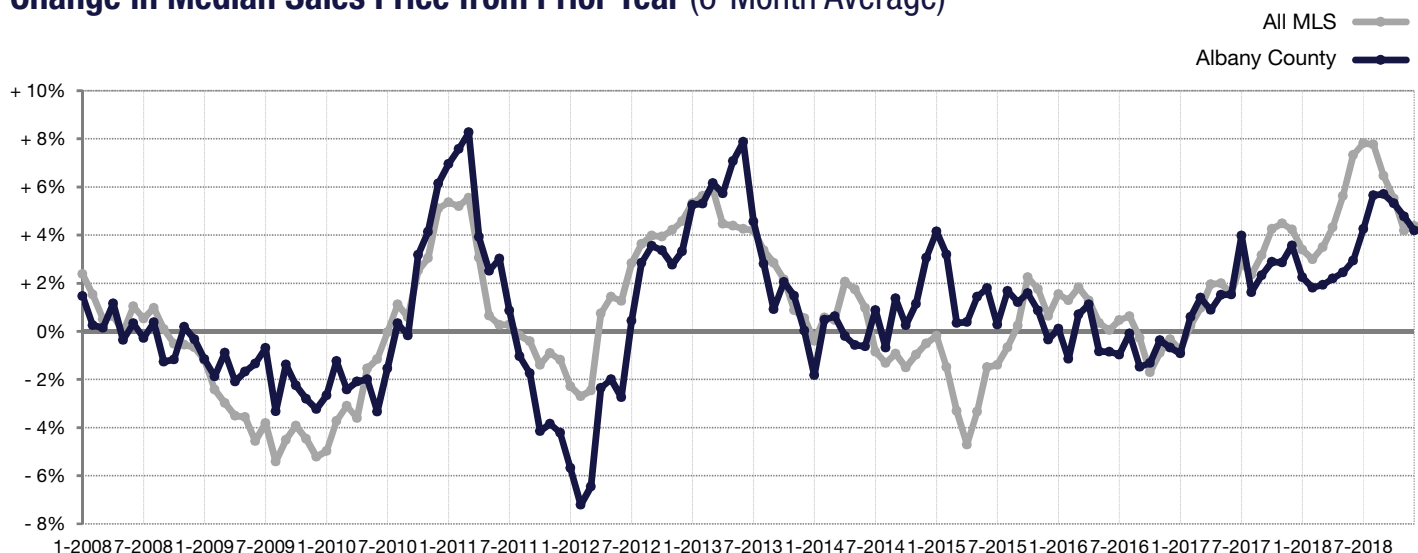


### Year to Date

■ 2017 ■ 2018



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



1-20087-20081-20097-20091-20107-20101-20117-20111-20127-20121-20137-20131-20147-20141-20157-20151-20167-20161-20177-20171-20187-2018

\*\* 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.