

Local Market Update – July 2019

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



Albany County

+ 8.5%

Change in
New Listings

0.0%

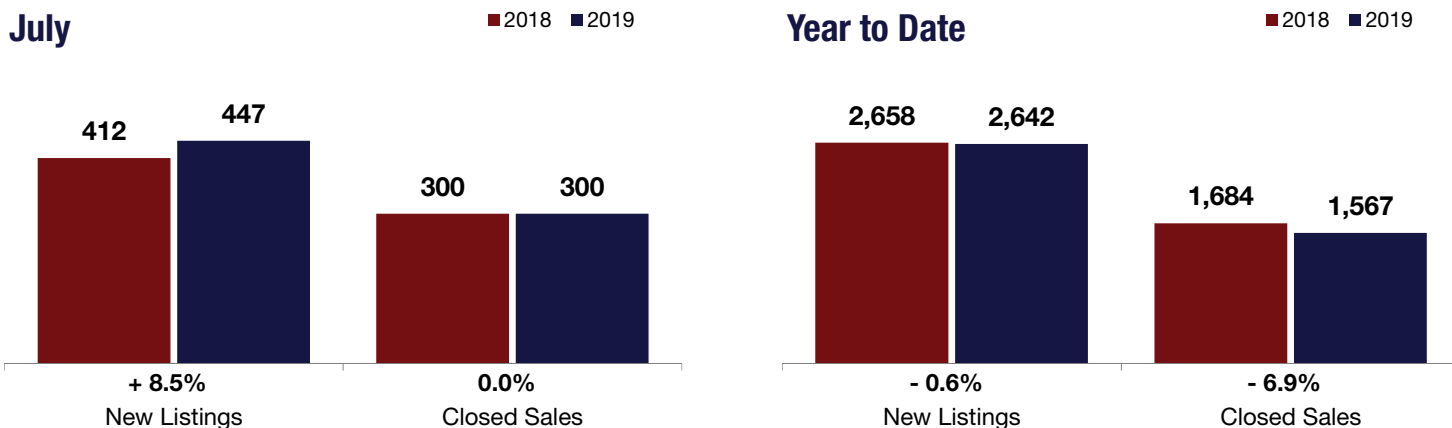
Change in
Closed Sales

+ 6.9%

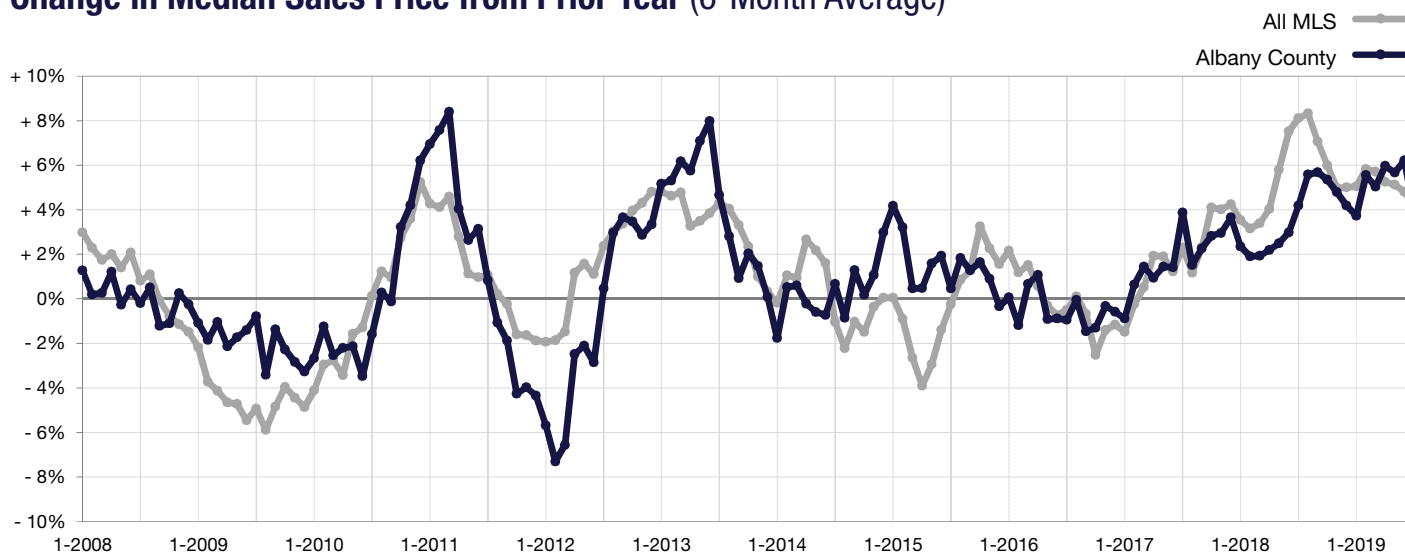
Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	412	447	+ 8.5%	2,658	2,642	- 0.6%
Closed Sales	300	300	0.0%	1,684	1,567	- 6.9%
Median Sales Price*	\$231,000	\$247,000	+ 6.9%	\$221,500	\$230,000	+ 3.8%
Percent of Original List Price Received*	98.0%	97.4%	- 0.6%	97.2%	96.5%	- 0.7%
Days on Market Until Sale	32	38	+ 18.6%	44	50	+ 14.7%
Inventory of Homes for Sale	1,039	958	- 7.8%	--	--	--
Months Supply of Inventory	4.1	3.9	- 4.4%	--	--	--

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



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.