

Local Market Update – August 2019

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



Albany County

+ 13.9%

Change in
New Listings

+ 0.6%

Change in
Closed Sales

- 0.2%

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	332	378	+ 13.9%	2,991	3,016	+ 0.8%
Closed Sales	330	332	+ 0.6%	2,014	1,915	- 4.9%
Median Sales Price*	\$230,500	\$230,051	- 0.2%	\$223,000	\$230,000	+ 3.1%
Percent of Original List Price Received*	97.5%	96.8%	- 0.7%	97.3%	96.5%	- 0.7%
Days on Market Until Sale	33	36	+ 8.7%	42	48	+ 13.1%
Inventory of Homes for Sale	1,009	974	- 3.5%	--	--	--
Months Supply of Inventory	4.0	4.0	- 0.0%	--	--	--

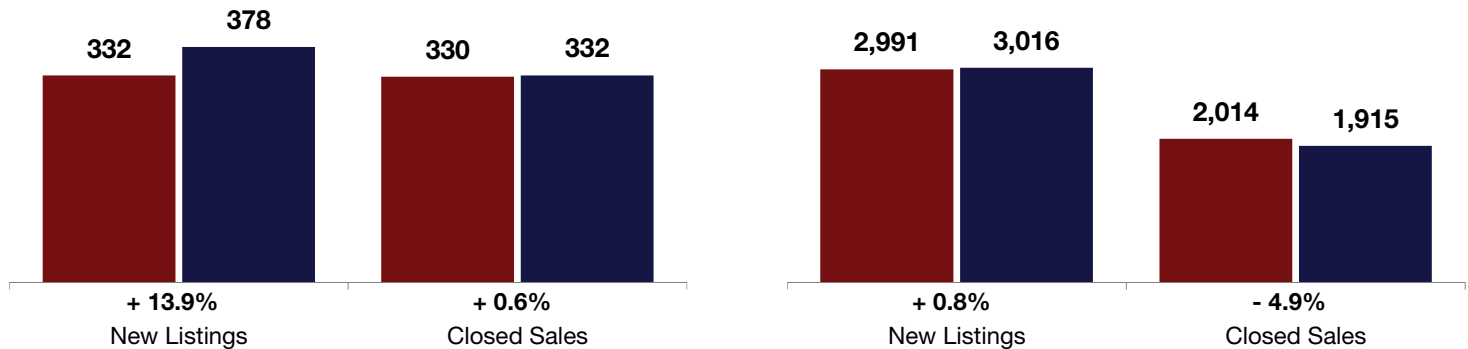
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

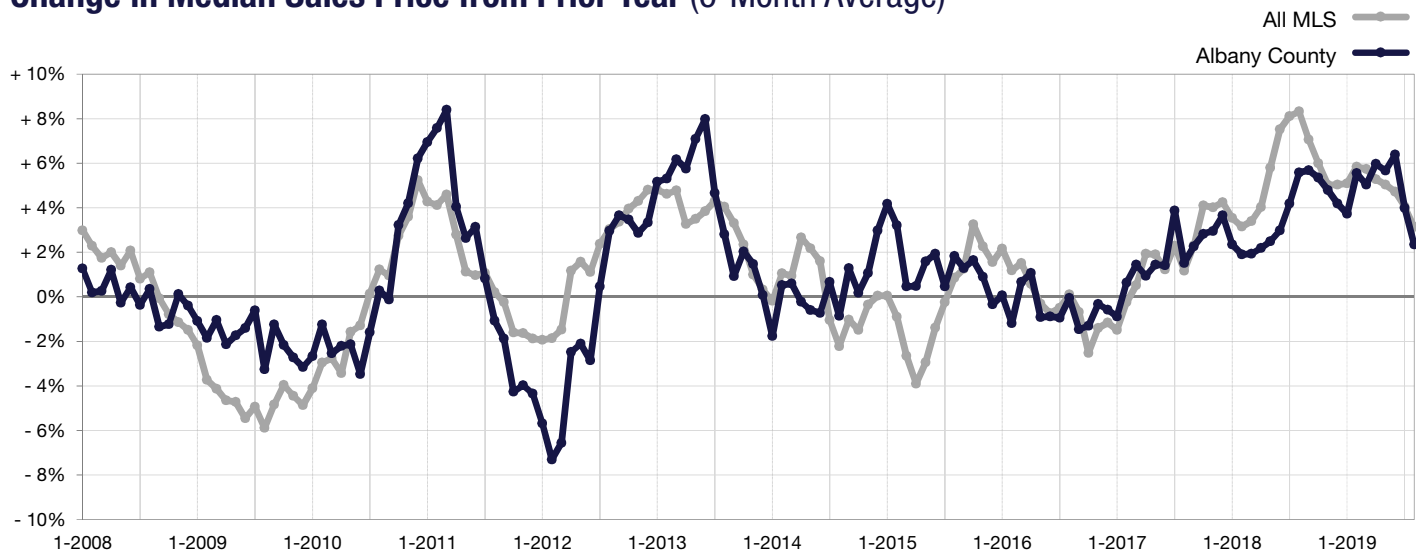
■ 2018 ■ 2019

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.