

Local Market Update – August 2019

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



City of Albany

+ 15.3%

+ 7.0%

- 3.7%

Change in
New Listings

Change in
Closed Sales

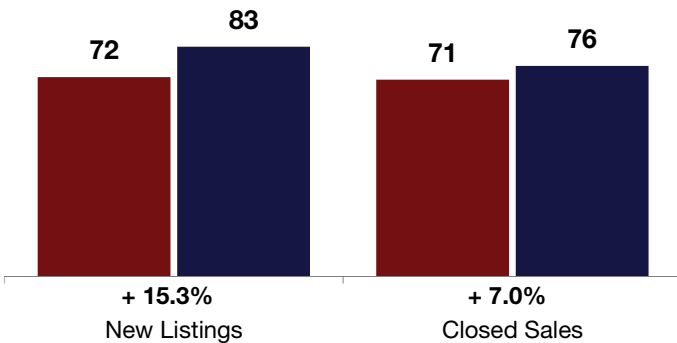
Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	72	83	+ 15.3%	634	603	- 4.9%
Closed Sales	71	76	+ 7.0%	461	412	- 10.6%
Median Sales Price*	\$189,900	\$182,900	- 3.7%	\$179,000	\$179,500	+ 0.3%
Percent of Original List Price Received*	94.8%	95.8%	+ 1.0%	96.2%	95.3%	- 0.9%
Days on Market Until Sale	37	27	- 27.2%	44	45	+ 2.3%
Inventory of Homes for Sale	177	182	+ 2.8%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 10.3%	--	--	--

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

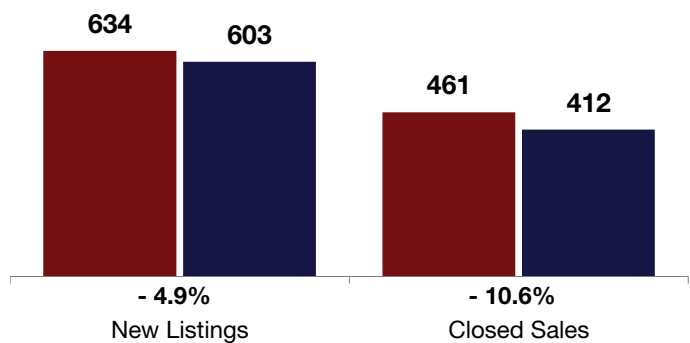
August

■ 2018 ■ 2019

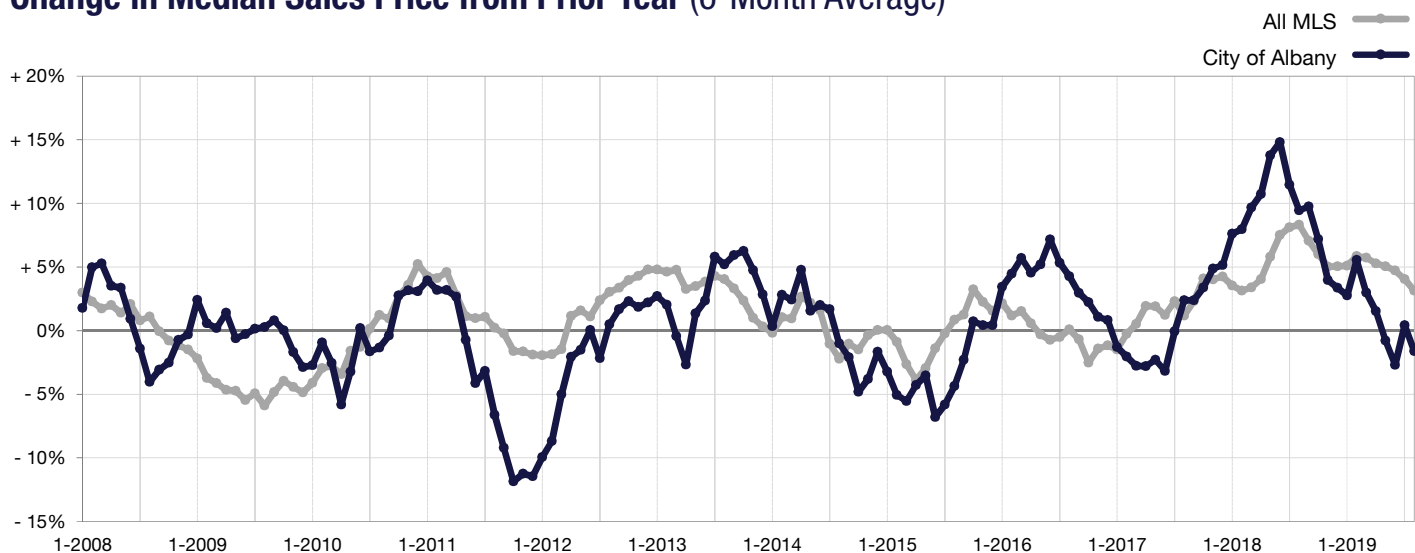


Year to Date

■ 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.