Clancy Real Estate - Capital Region Real Estate Market Overview

Single Family Home Prices	Active Listing	New Construct	Pendings	Pending Ratio	Number of Expired Listings Last 6 mos.	Number of Closings Last 6 mos.	Sold/Mo	Invent. (Mos.)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 - 149,999	943	14	246	26.1%	280	826	137.7	6.8	\$110,385.00	\$104,929.00	95.1%	80
150,000 - 199,999	875	68	202	23.1%	238	852	142.0	6.2	\$177,622.00	\$172,797.00	97.3%	69
200,000 - 249,999	691	148	164	23.7%	156	525	87.5	7.9	\$230,865.00	\$222,604.00	96.4%	75
250,000 - 299,999	521	240	99	19.0%	123	316	52.7	9.9	\$281,297.00	\$272,353.00	96.8%	85
300,000 - 349,999	344	268	56	16.3%	87	176	29.3	11.7	\$334,514.00	\$321,843.00	96.2%	99
350,000 - 399,999	268	268	49	18.3%	75	106	17.7	15.2	\$383,450.00	\$370,424.00	96.6%	101
400,000 - 449,999	132	191	22	16.7%	34	44	7.3	18.0	\$438,576.00	\$420,456.00	95.9%	114
450,000 - 499,999	137	123	18	13.1%	38	38	6.3	21.6	\$491,576.00	\$467,276.00	95.1%	108
500,000 +	332	224	21	6.3%	108	62	10.3	32.1	\$748,628.00	\$692,879.00	92.6%	175
Market Totals	4243	1544	877	20.7%	1139	2945	54.5	14.4	\$355,212.56	\$338,395.67	95.3%	101

In general, a six month supply of homes is considered a balanced market. Markets having an inventory greater than six months are generally considered a buyer's market. Markets with an inventory less than six months are generally considered a seller's market. As you can see from the data above, the Capital Region market remains segmented, with lower priced homes trending toward a seller's market and higher priced homes trending toward a buyer's market. Note: Current report data is for a six month period ending June 30, 2010.

To see a market overview for your specific area, please visit www.albanynymarkettrends.com, or visit your Capital Region market experts at www.ClancyRealEstate.com.



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