Clancy Real Estate - 2009 Capital Region Real Estate Market Overview

Single Family Home Prices	Active Listing	New Construct	Pendings	Pending Ratio	Number of Expired Listings Last 12 mos.	Number of Closings Last 12 mos.	Sold/Mo	Invent. (Mos.)	Average List Price (Sold Homes)	Average Sold Price	List to Sales Ratio Overall	Days on Market
0 - 149,999	745	5	253	34.0%	634	1650	137.5	5.4	$113,410.00	$107,564.00	94.8%	132
150,000 - 199,999	652	46	185	28.4%	523	1,771	147.6	4.4	$178,199.00	$173,267.00	97.2%	114
200,000 - 249,999	465	140	104	22.4%	385	1051	87.6	5.3	$229,127.00	$222,413.00	97.1%	114
250,000 - 299,999	323	230	78	24.1%	298	616	51.3	6.3	$280,488.00	$271,384.00	96.8%	124
300,000 - 349,999	209	222	30	14.4%	209	344	28.7	7.3	$333,655.00	$320,312.00	96.0%	140
350,000 - 399,999	177	272	24	13.6%	165	191	15.9	11.1	$391,399.00	$371,986.00	95.0%	155
400,000 - 449,999	86	184	7	8.1%	94	85	7.1	12.1	$439,930.00	$421,925.00	95.9%	134
450,000 - 499,999	80	139	7	8.8%	91	44	3.7	21.8	$495,547.00	$468,519.00	94.5%	176
500,000 +	242	222	20	8.3%	216	116	9.7	25.0	$693,109.00	$642,838.00	92.7%	193
Market Totals	2979	1460	708	23.8%	2615	5868	54.3	11.0	$350,540.44	$333,356.44	95.1%	142

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.

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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Information obtained from Paragon MLS is deemed reliable but not guaranteed.

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