

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	778	5	289	37.1%	281	911	151.8	5.1	\$115,520.00	\$110,357.00	95.5%	84
150,000 - 199,999	719	67	291	40.5%	185	1,057	176.2	4.1	\$178,053.00	\$173,737.00	97.6%	65
200,000 - 249,999	539	146	127	23.6%	163	656	109.3	4.9	\$228,492.00	\$222,263.00	97.3%	67
250,000 - 299,999	405	233	82	20.2%	112	390	65.0	6.2	\$280,903.00	\$272,190.00	96.9%	75
300,000 - 349,999	249	208	41	16.5%	83	214	35.7	7.0	\$333,140.00	\$320,593.00	96.2%	86
350,000 - 399,999	225	266	23	10.2%	70	124	20.7	10.9	\$388,892.00	\$372,908.00	95.9%	88
400,000 - 449,999	113	182	6	5.3%	42	57	9.5	11.9	\$437,235.00	\$420,705.00	96.2%	95
450,000 - 499,999	103	145	5	4.9%	42	32	5.3	19.3	\$491,137.00	\$467,276.00	95.1%	143
500,000 +	297	231	16	5.4%	99	75	12.5	23.8	\$693,799.00	\$643,639.00	92.8%	116
Market Totals	3428	1483	880	25.7%	1077	3516	65.1	10.4	\$349,685.67	\$333,740.89	95.4%	91

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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