

# Local Market Update – January 2025

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



**+ 63.0%**

Change in  
New Listings

**+ 16.3%**

Change in  
Closed Sales

**+ 11.2%**

Change in  
Median Sales Price

## City of Albany

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	27	44	+ 63.0%	27	44	+ 63.0%
Closed Sales	43	50	+ 16.3%	43	50	+ 16.3%
Median Sales Price*	\$245,000	<b>\$272,450</b>	+ 11.2%	\$245,000	<b>\$272,450</b>	+ 11.2%
Percent of Original List Price Received*	99.7%	<b>97.0%</b>	- 2.7%	99.7%	<b>97.0%</b>	- 2.7%
Days on Market Until Sale	21	<b>24</b>	+ 15.5%	21	<b>24</b>	+ 15.5%
Inventory of Homes for Sale	57	<b>54</b>	- 5.3%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	- 1.5%	--	--	--

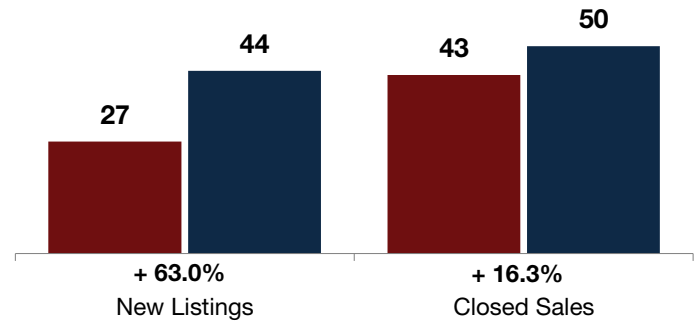
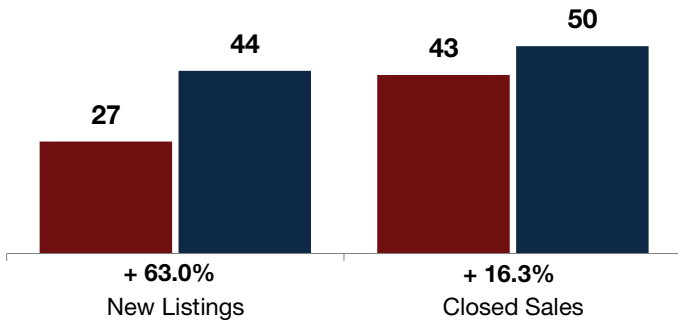
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

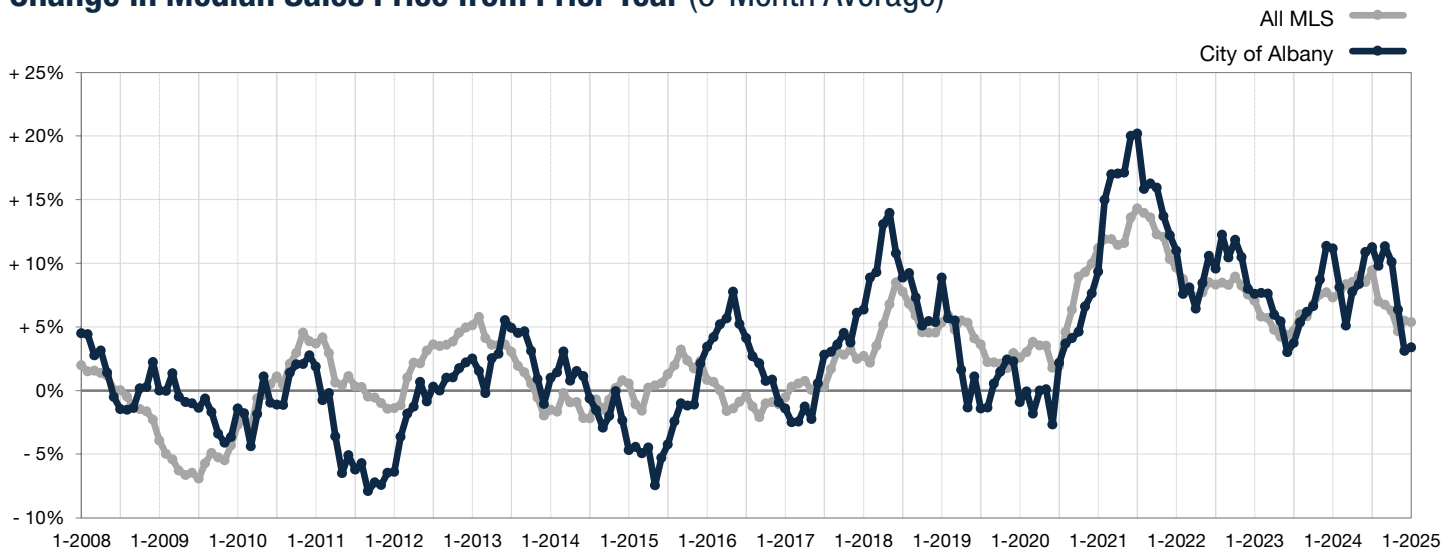
■ 2024 ■ 2025

### Year to Date

■ 2024 ■ 2025



### 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.