

# Local Market Update – February 2025

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



**+ 81.8%**

**+ 29.4%**

**+ 16.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

### February

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	40	+ 81.8%	49	84	+ 71.4%
Closed Sales	34	44	+ 29.4%	77	95	+ 23.4%
Median Sales Price*	\$219,900	\$255,000	+ 16.0%	\$245,000	\$265,000	+ 8.2%
Percent of Original List Price Received*	98.1%	96.6%	- 1.5%	99.0%	96.8%	- 2.2%
Days on Market Until Sale	45	53	+ 15.8%	32	37	+ 16.8%
Inventory of Homes for Sale	45	55	+ 22.2%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 22.0%	--	--	--

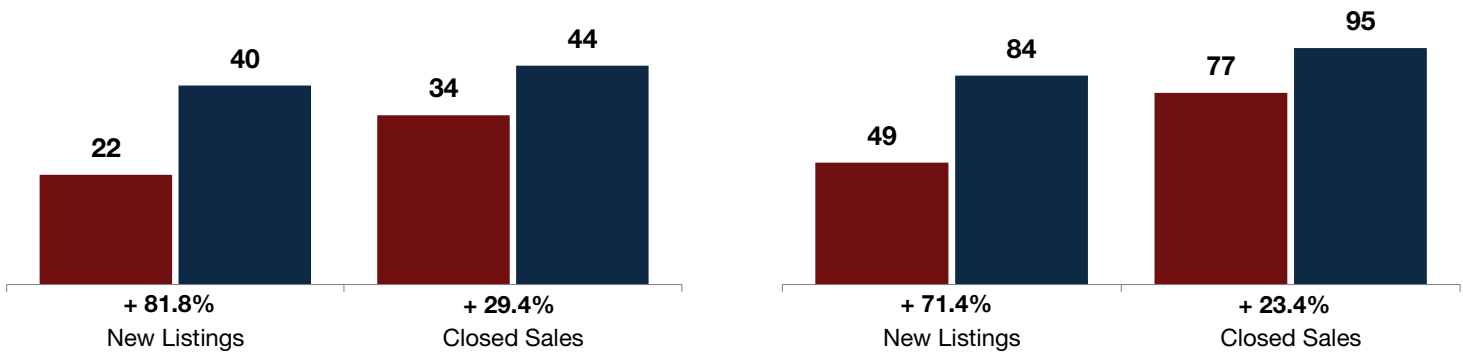
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

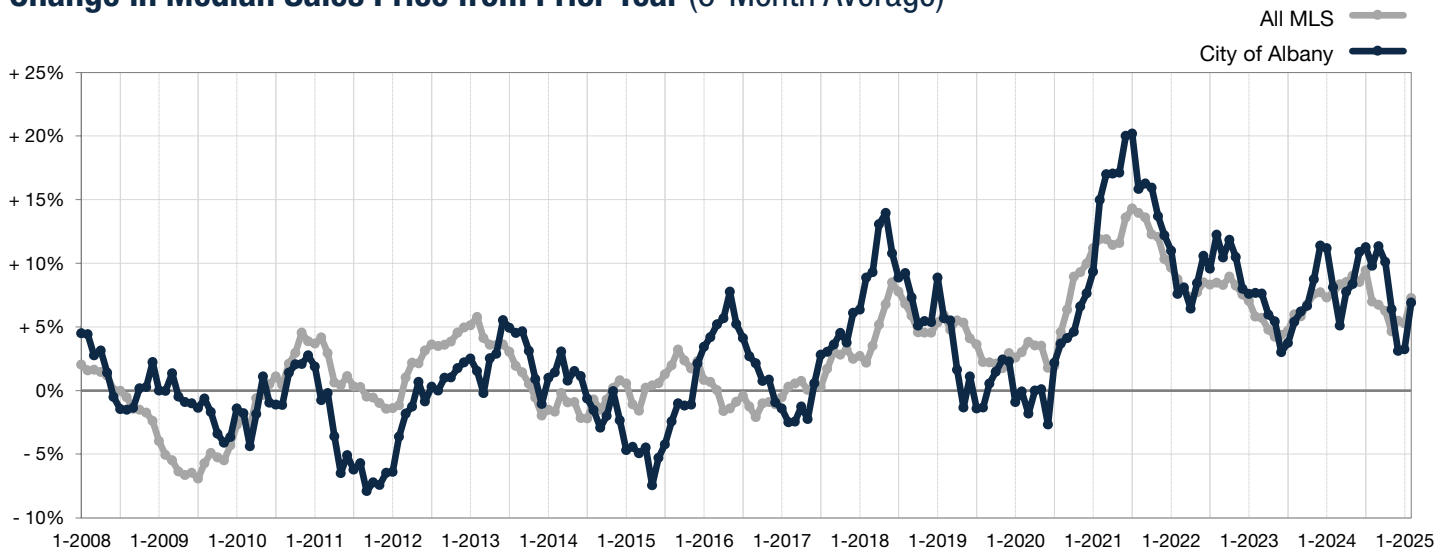
■ 2024 ■ 2025

### 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.