

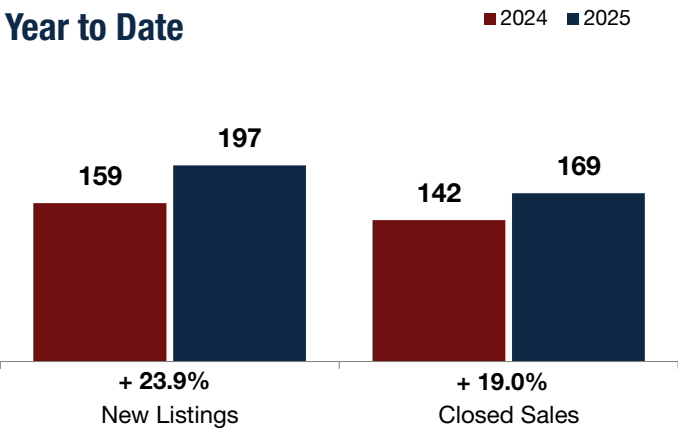
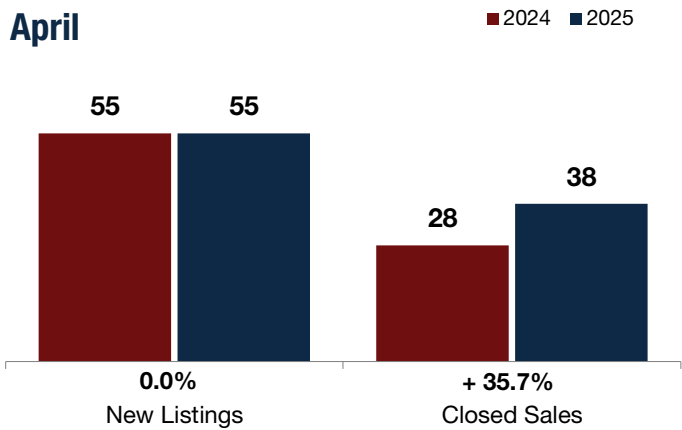


City of Albany

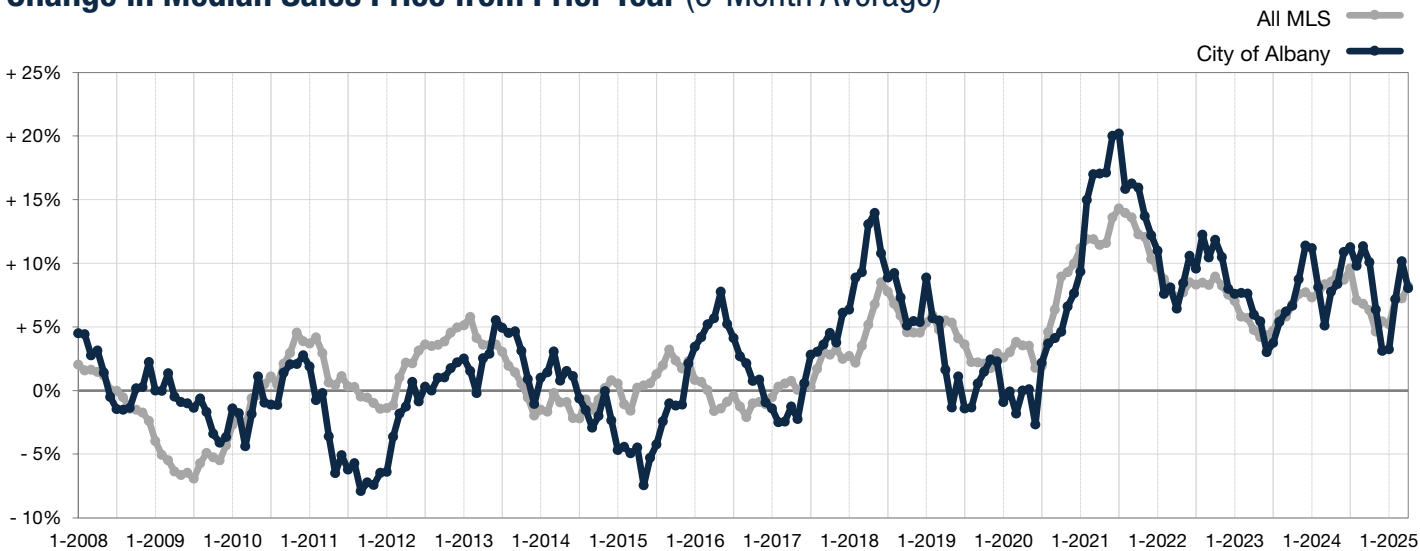
0.0%	+ 35.7%	- 2.3%
Change in New Listings	Change in Closed Sales	Change in Median Sales Price

	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	55	55	0.0%	159	197	+ 23.9%
Closed Sales	28	38	+ 35.7%	142	169	+ 19.0%
Median Sales Price*	\$270,705	\$264,500	- 2.3%	\$240,300	\$265,000	+ 10.3%
Percent of Original List Price Received*	101.0%	98.7%	- 2.4%	99.3%	97.1%	- 2.2%
Days on Market Until Sale	35	33	- 7.0%	32	33	+ 2.0%
Inventory of Homes for Sale	49	54	+ 10.2%	--	--	--
Months Supply of Inventory	1.1	1.1	+ 6.5%	--	--	--

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



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.