Local Market Update - April 2025

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



City of Albany

0.0% + 35.7%

Change in

Change in

- 2.3%

Change in New Listings

Anril

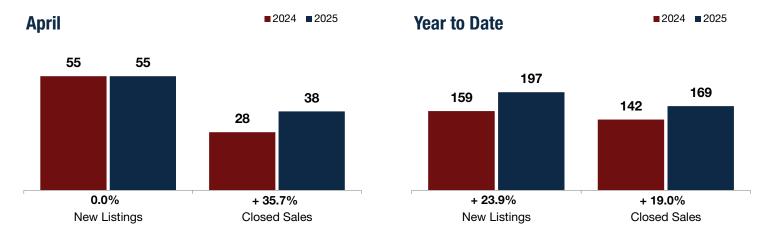
Closed Sales

Sales Median Sales Price

Year to Date

Арііі			rear to Date		
2024	2025	+/-	2024	2025	+/-
55	55	0.0%	159	197	+ 23.9%
28	38	+ 35.7%	142	169	+ 19.0%
\$270,705	\$264,500	- 2.3%	\$240,300	\$265,000	+ 10.3%
101.0%	98.7%	- 2.4%	99.3%	97.1%	- 2.2%
35	33	- 7.0%	32	33	+ 2.0%
49	54	+ 10.2%			
1.1	1.1	+ 6.5%			
	55 28 \$270,705 101.0% 35 49	2024 2025 55 55 28 38 \$270,705 \$264,500 101.0% 98.7% 35 33 49 54	2024 2025 + / - 55 55 0.0% 28 38 + 35.7% \$270,705 \$264,500 - 2.3% 101.0% 98.7% - 2.4% 35 33 - 7.0% 49 54 + 10.2%	2024 2025 + / - 2024 55 55 0.0% 159 28 38 + 35.7% 142 \$270,705 \$264,500 - 2.3% \$240,300 101.0% 98.7% - 2.4% 99.3% 35 33 - 7.0% 32 49 54 + 10.2%	2024 2025 + / - 2024 2025 55 55 0.0% 159 197 28 38 + 35.7% 142 169 \$270,705 \$264,500 - 2.3% \$240,300 \$265,000 101.0% 98.7% - 2.4% 99.3% 97.1% 35 33 - 7.0% 32 33 49 54 + 10.2%

^{*} 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.