

# Local Market Update – May 2025

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



**- 5.7%**

**- 10.3%**

**- 9.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

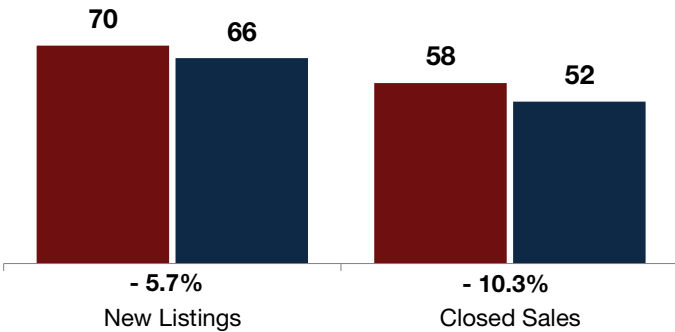
## City of Albany

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	70	66	- 5.7%	230	263	+ 14.3%
Closed Sales	58	52	- 10.3%	200	221	+ 10.5%
Median Sales Price*	\$300,000	<b>\$272,500</b>	- 9.2%	\$260,000	<b>\$267,000</b>	+ 2.7%
Percent of Original List Price Received*	101.3%	<b>99.4%</b>	- 1.8%	99.9%	<b>97.6%</b>	- 2.2%
Days on Market Until Sale	27	<b>35</b>	+ 30.2%	31	<b>33</b>	+ 8.8%
Inventory of Homes for Sale	55	<b>67</b>	+ 21.8%	--	--	--
Months Supply of Inventory	1.2	<b>1.4</b>	+ 19.7%	--	--	--

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

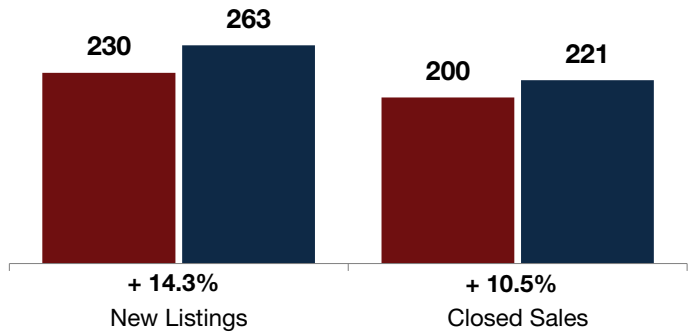
### May

■ 2024 ■ 2025

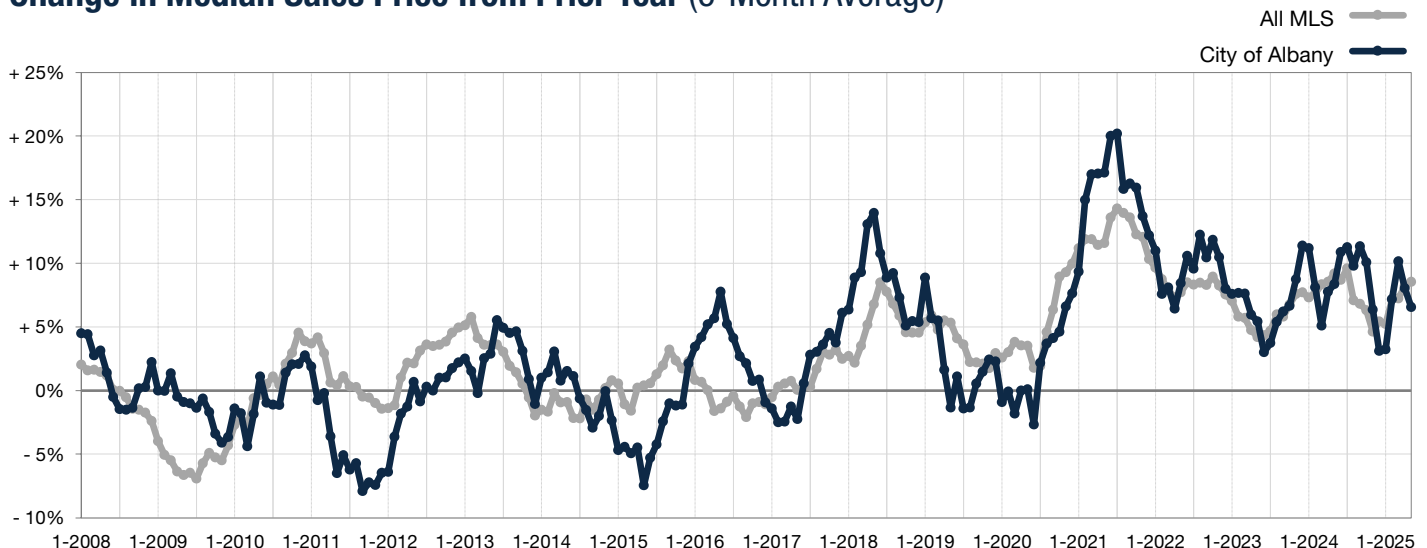


### Year to Date

■ 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.