

Local Market Update – June 2025

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



+ 5.0%

- 8.5%

- 2.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	60	63	+ 5.0%	289	328	+ 13.5%
Closed Sales	47	43	- 8.5%	247	264	+ 6.9%
Median Sales Price*	\$307,600	\$300,000	- 2.5%	\$264,950	\$270,000	+ 1.9%
Percent of Original List Price Received*	105.9%	102.9%	- 2.9%	101.0%	98.5%	- 2.5%
Days on Market Until Sale	11	15	+ 36.6%	27	29	+ 6.7%
Inventory of Homes for Sale	56	71	+ 26.8%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 26.3%	--	--	--

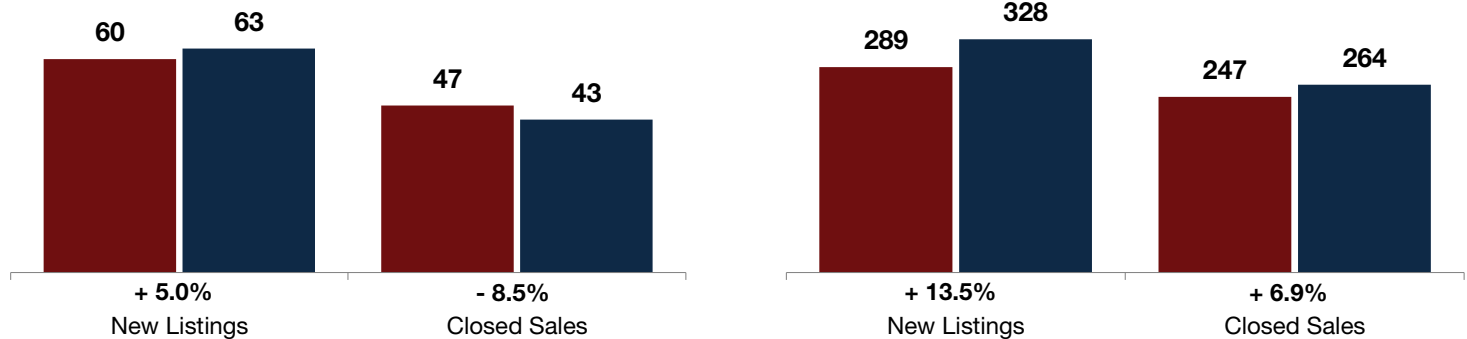
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

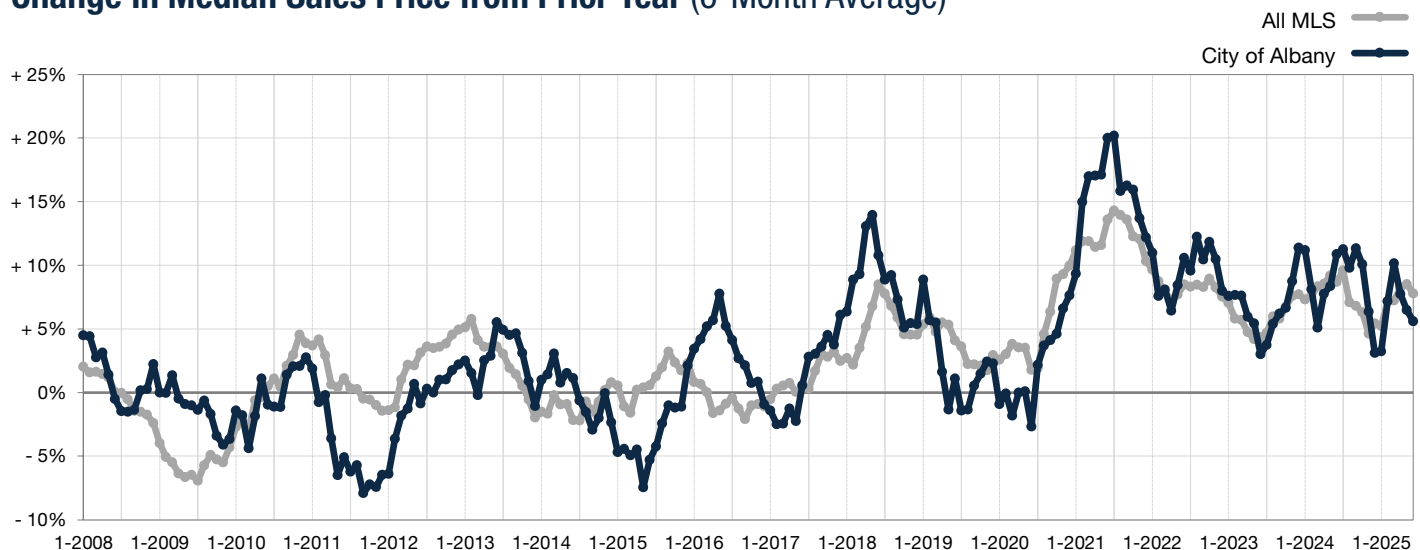
■ 2024 ■ 2025

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.