

# Local Market Update – July 2025

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



**- 12.9%**

**- 28.3%**

**+ 0.3%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	62	54	- 12.9%	351	383	+ 9.1%
Closed Sales	53	38	- 28.3%	300	306	+ 2.0%
Median Sales Price*	\$290,000	\$291,000	+ 0.3%	\$265,000	\$275,000	+ 3.8%
Percent of Original List Price Received*	102.1%	102.2%	+ 0.1%	101.2%	99.0%	- 2.2%
Days on Market Until Sale	32	17	- 45.2%	28	27	- 2.7%
Inventory of Homes for Sale	66	66	0.0%	--	--	--
Months Supply of Inventory	1.4	1.4	+ 0.9%	--	--	--

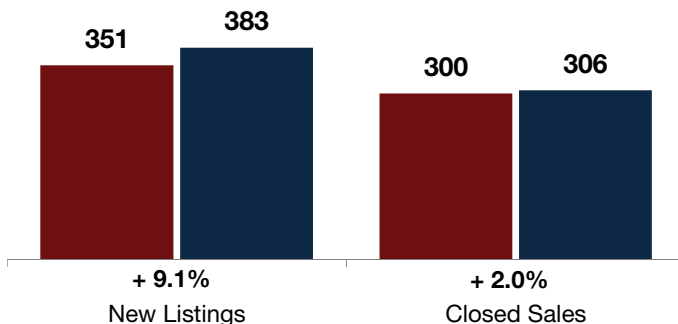
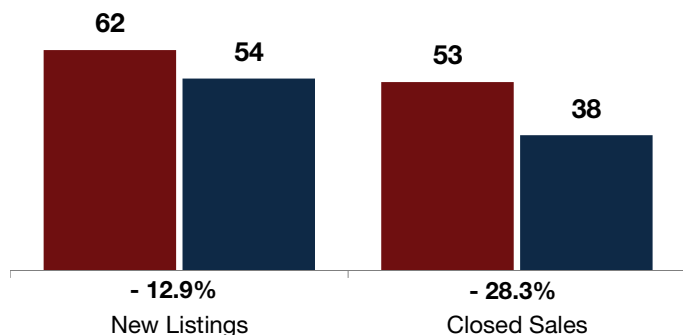
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

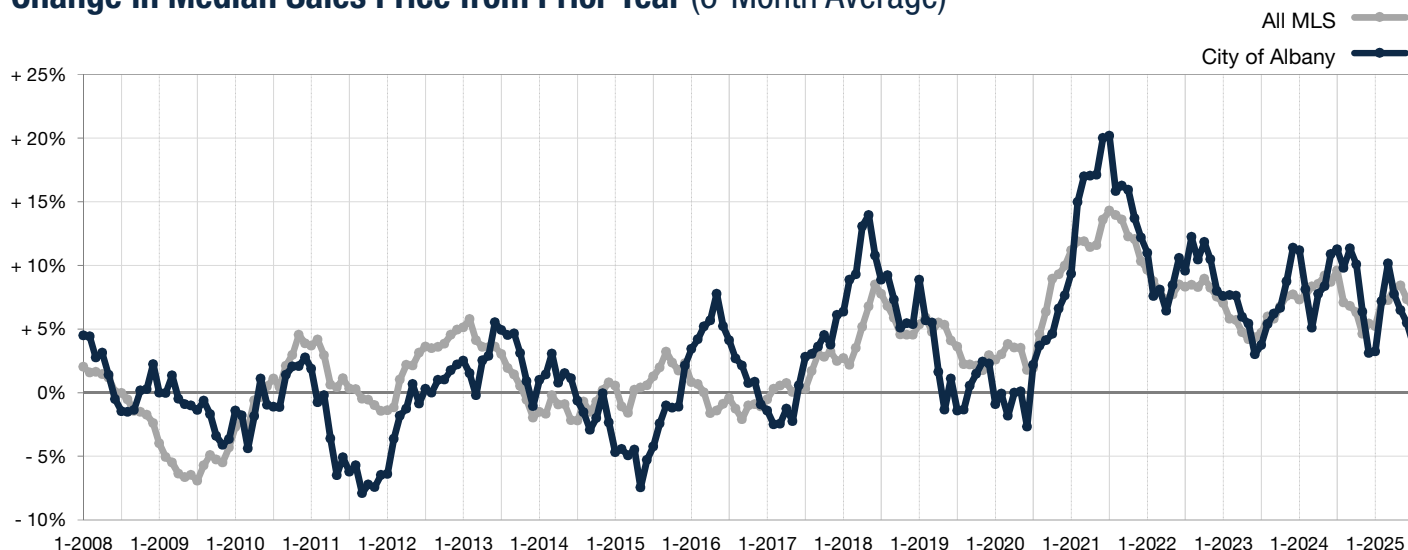
■ 2024 ■ 2025

### 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.