

Local Market Update – August 2025

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



+ 25.4%

Change in
New Listings

+ 2.2%

Change in
Closed Sales

+ 14.8%

Change in
Median Sales Price

City of Albany

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	63	79	+ 25.4%	414	462	+ 11.6%
Closed Sales	46	47	+ 2.2%	346	359	+ 3.8%
Median Sales Price*	\$269,950	\$310,000	+ 14.8%	\$265,000	\$280,000	+ 5.7%
Percent of Original List Price Received*	101.9%	96.3%	- 5.4%	101.3%	98.8%	- 2.5%
Days on Market Until Sale	17	27	+ 63.3%	26	27	+ 1.8%
Inventory of Homes for Sale	80	87	+ 8.7%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 6.2%	--	--	--

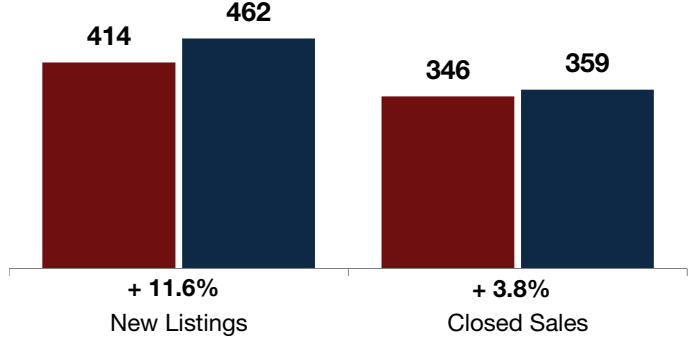
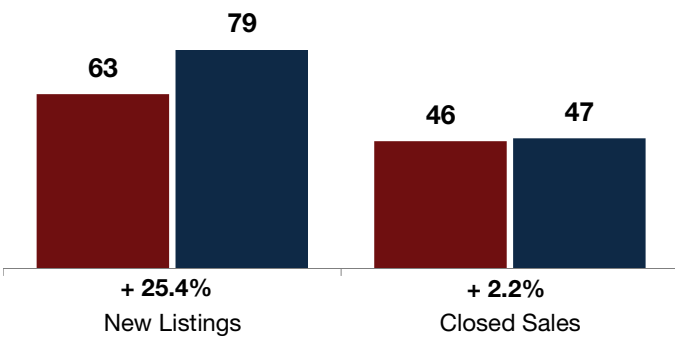
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

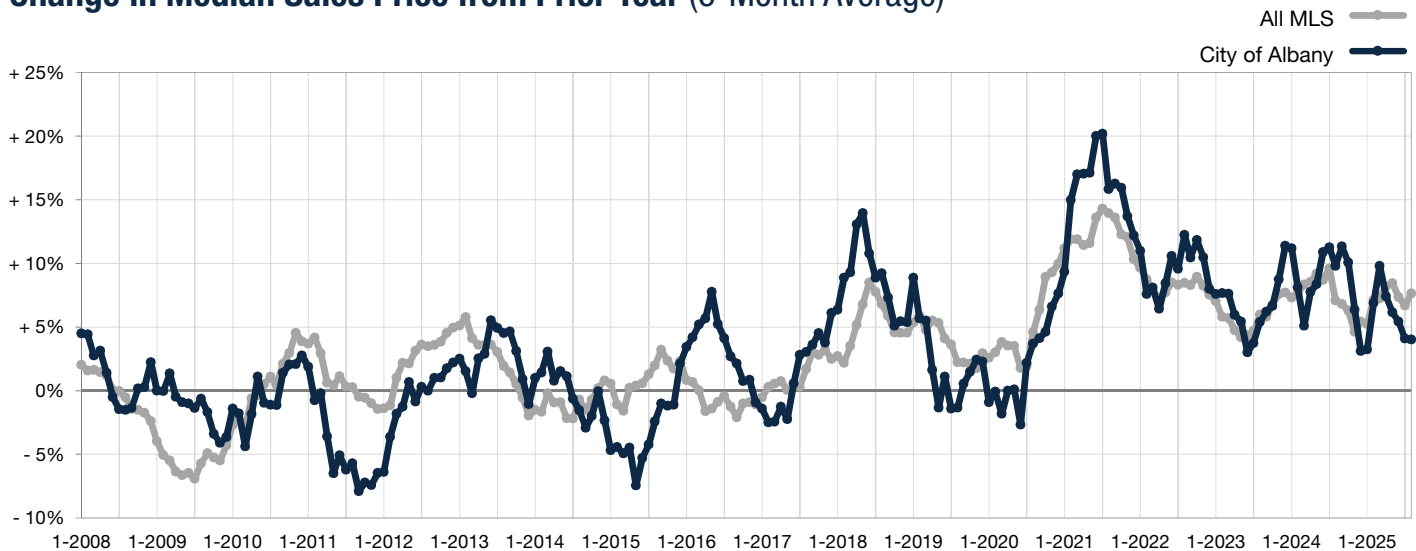
■ 2024 ■ 2025

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.