

# Local Market Update – September 2025

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



**- 22.7%**

Change in  
New Listings

**- 7.1%**

Change in  
Closed Sales

**+ 18.9%**

Change in  
Median Sales Price

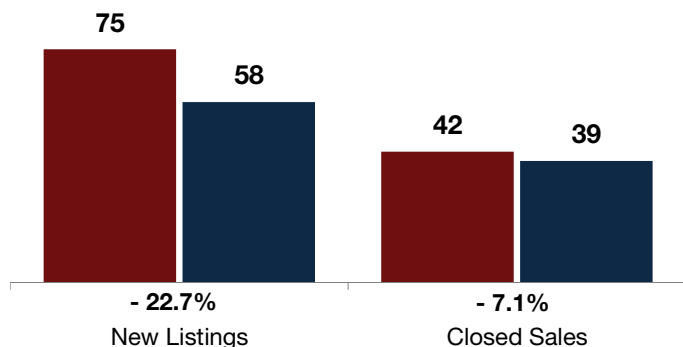
## City of Albany

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	75	58	- 22.7%	489	520	+ 6.3%
Closed Sales	42	39	- 7.1%	388	401	+ 3.4%
Median Sales Price*	\$265,000	<b>\$315,000</b>	+ 18.9%	\$265,000	<b>\$282,000</b>	+ 6.4%
Percent of Original List Price Received*	101.4%	<b>103.8%</b>	+ 2.4%	101.3%	<b>99.3%</b>	- 2.0%
Days on Market Until Sale	12	<b>22</b>	+ 83.8%	25	<b>26</b>	+ 6.0%
Inventory of Homes for Sale	88	<b>79</b>	- 10.2%	--	--	--
Months Supply of Inventory	1.9	<b>1.7</b>	- 8.9%	--	--	--

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

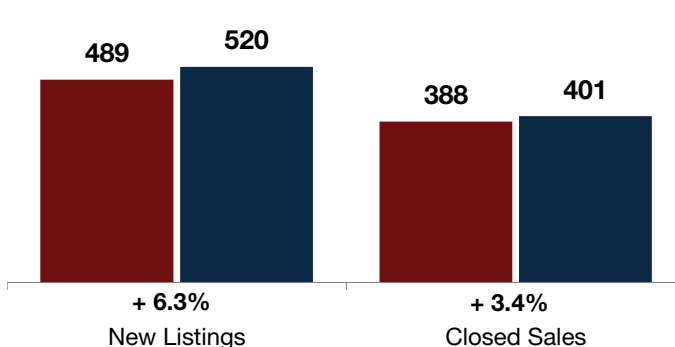
### September

■ 2024 ■ 2025

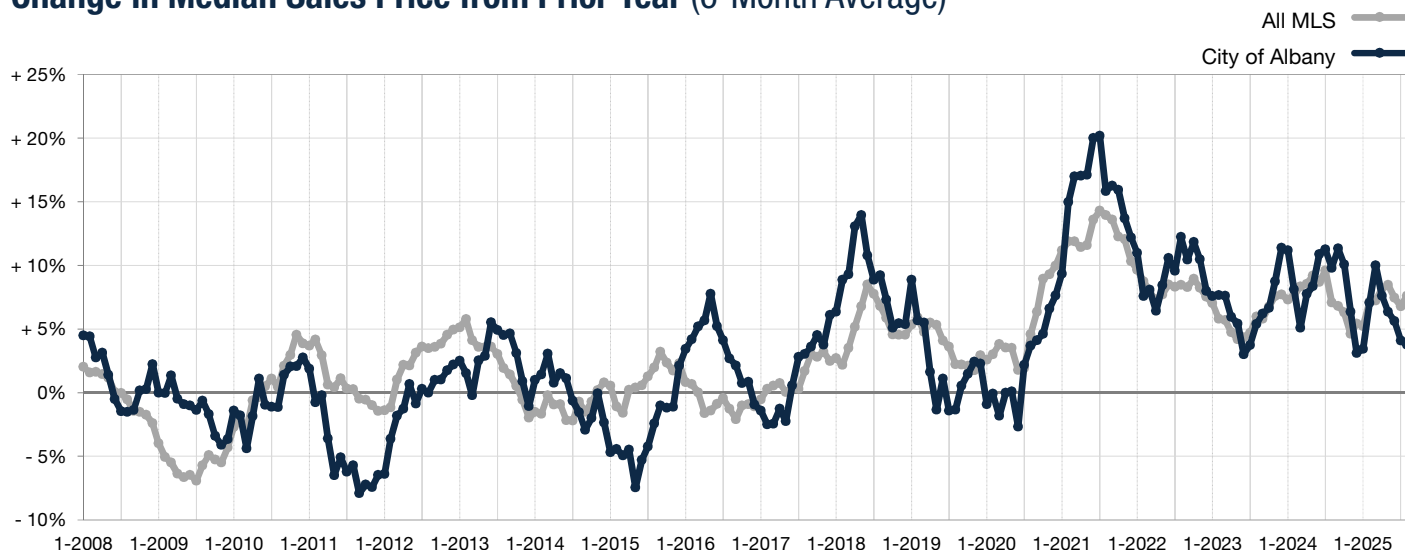


### Year to Date

■ 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.