

Local Market Update – October 2025

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



+ 6.0%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 4.1%

Change in
Median Sales Price

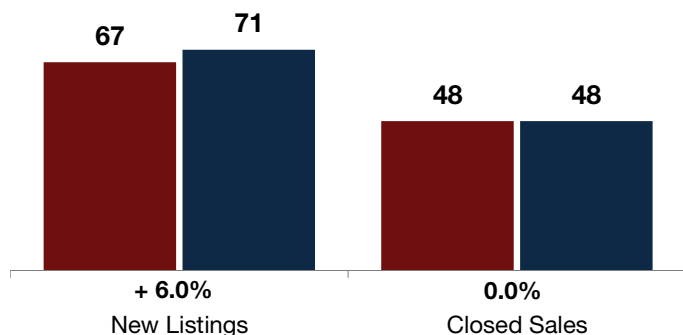
City of Albany

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	67	71	+ 6.0%	556	591	+ 6.3%
Closed Sales	48	48	0.0%	436	452	+ 3.7%
Median Sales Price*	\$274,450	\$285,675	+ 4.1%	\$265,000	\$282,000	+ 6.4%
Percent of Original List Price Received*	99.7%	101.2%	+ 1.5%	101.1%	99.3%	- 1.8%
Days on Market Until Sale	16	24	+ 49.1%	24	26	+ 9.5%
Inventory of Homes for Sale	100	95	- 5.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 6.7%	--	--	--

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

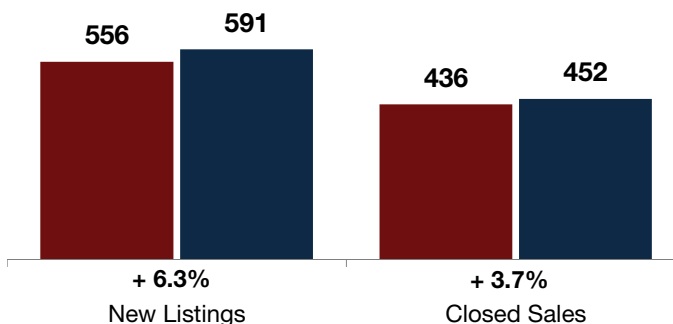
October

■ 2024 ■ 2025

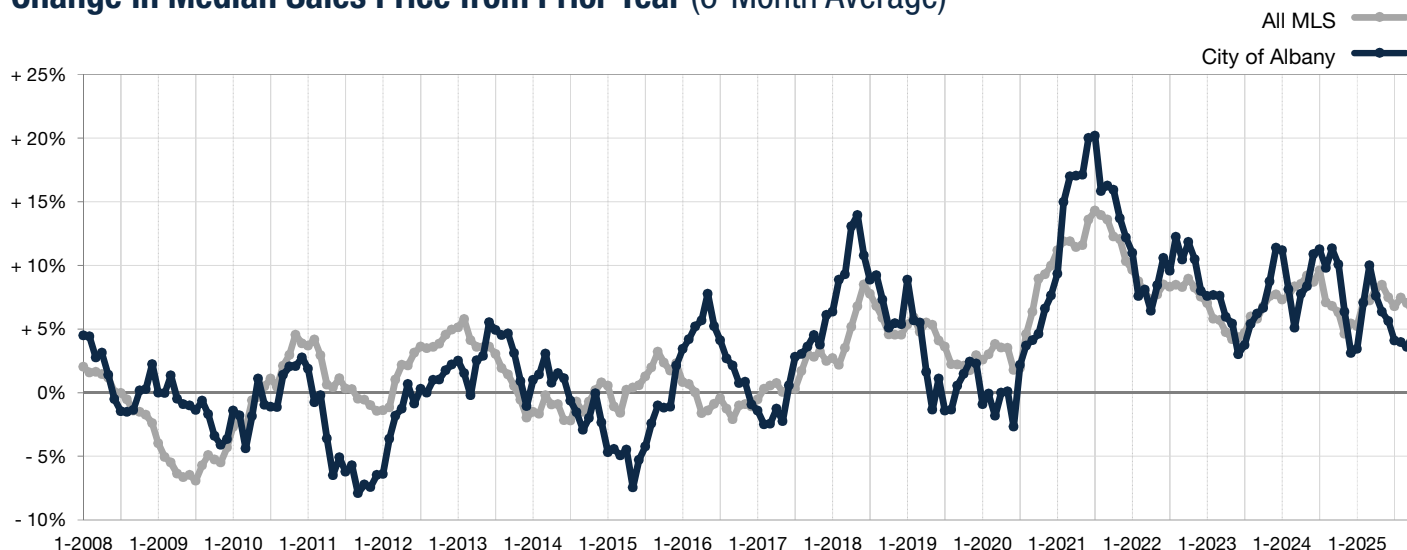


Year to Date

■ 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.