

Local Market Update – November 2025

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



- 4.0%

- 21.6%

+ 3.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

November

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	50	48	- 4.0%	606	639	+ 5.4%
Closed Sales	51	40	- 21.6%	487	492	+ 1.0%
Median Sales Price*	\$280,000	\$290,000	+ 3.6%	\$269,000	\$282,250	+ 4.9%
Percent of Original List Price Received*	99.2%	99.7%	+ 0.5%	100.9%	99.3%	- 1.6%
Days on Market Until Sale	16	17	+ 9.6%	23	25	+ 10.4%
Inventory of Homes for Sale	83	71	- 14.5%	--	--	--
Months Supply of Inventory	1.8	1.5	- 17.9%	--	--	--

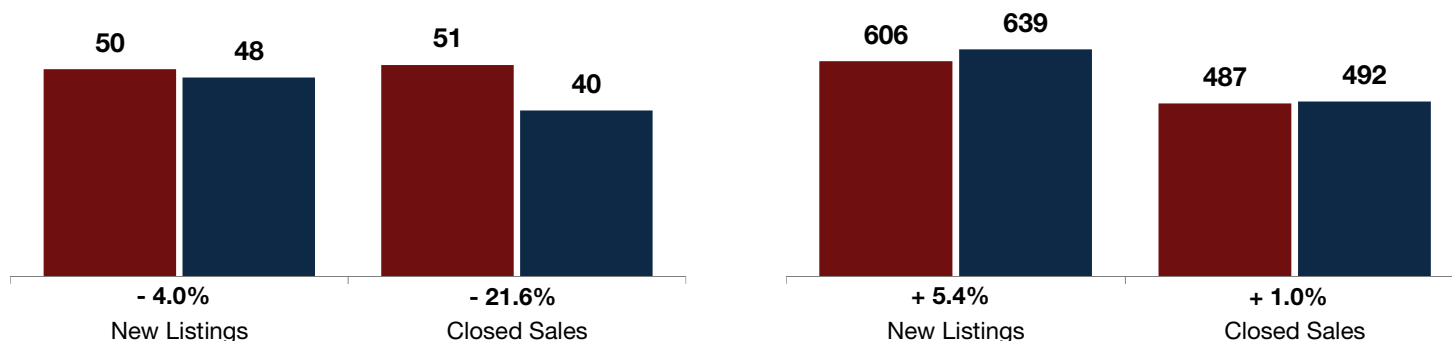
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

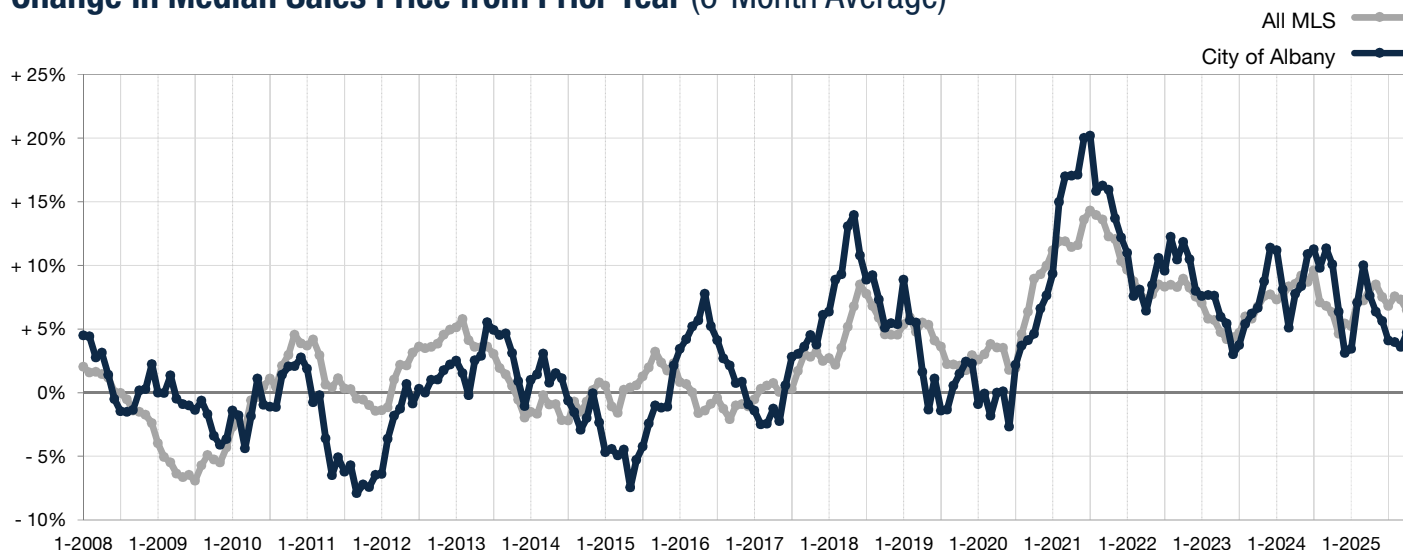
■ 2024 ■ 2025

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.