

Local Market Update – December 2025

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



+ 6.9%

Change in
New Listings

+ 47.8%

Change in
Closed Sales

+ 5.8%

Change in
Median Sales Price

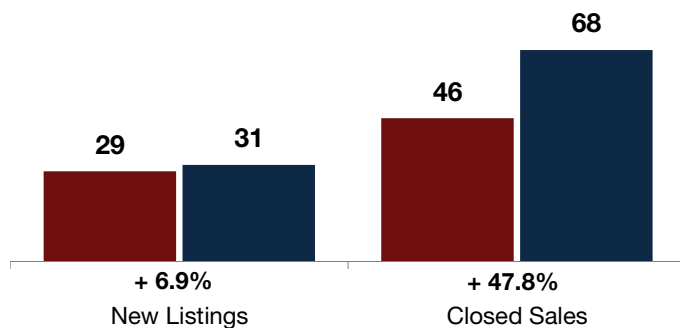
City of Albany

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	29	31	+ 6.9%	635	672	+ 5.8%
Closed Sales	46	68	+ 47.8%	533	564	+ 5.8%
Median Sales Price*	\$260,000	\$274,950	+ 5.8%	\$266,000	\$281,000	+ 5.6%
Percent of Original List Price Received*	99.7%	98.8%	- 1.0%	100.8%	99.3%	- 1.6%
Days on Market Until Sale	29	29	+ 1.3%	23	26	+ 9.9%
Inventory of Homes for Sale	57	61	+ 7.0%	--	--	--
Months Supply of Inventory	1.3	1.3	+ 5.1%	--	--	--

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

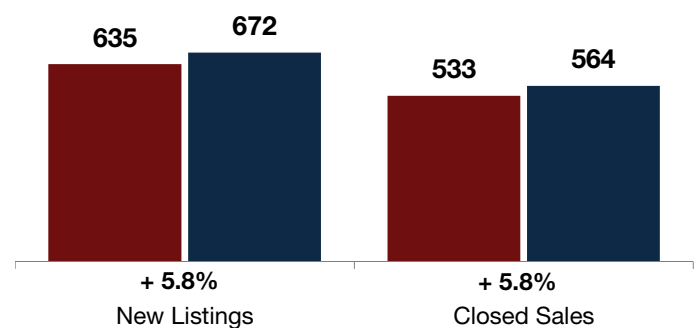
December

■ 2024 ■ 2025

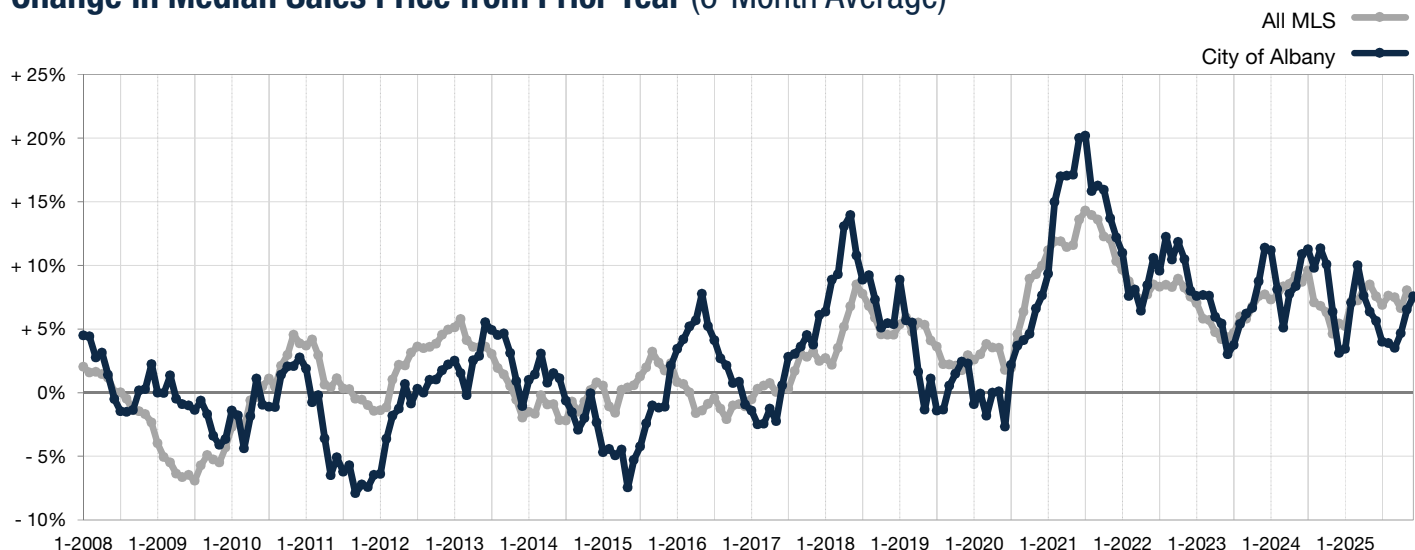


Year to Date

■ 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.