

Local Market Update – January 2026

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



- 12.8%

- 20.2%

+ 3.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

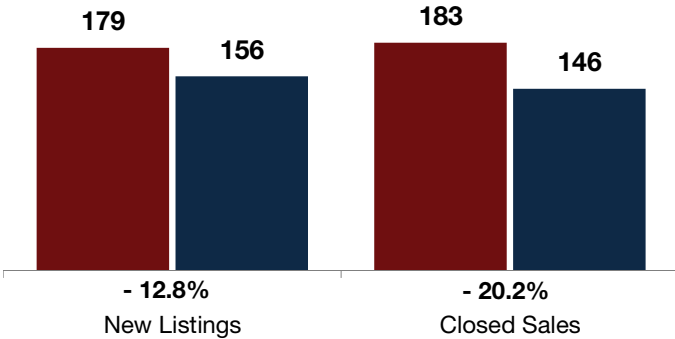
Albany County

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	179	156	- 12.8%	179	156	- 12.8%
Closed Sales	183	146	- 20.2%	183	146	- 20.2%
Median Sales Price*	\$320,000	\$329,750	+ 3.0%	\$320,000	\$329,750	+ 3.0%
Percent of Original List Price Received*	98.8%	97.7%	- 1.1%	98.8%	97.7%	- 1.1%
Days on Market Until Sale	28	29	+ 2.7%	28	29	+ 2.7%
Inventory of Homes for Sale	217	190	- 12.4%	--	--	--
Months Supply of Inventory	1.1	1.0	- 10.8%	--	--	--

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

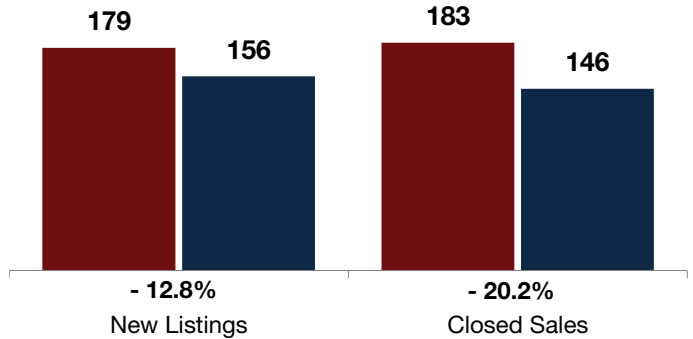
January

■ 2025 ■ 2026



Year to Date

■ 2025 ■ 2026



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.