

Local Market Update – February 2026

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



- 6.3%

Change in
New Listings

- 15.9%

Change in
Closed Sales

+ 5.4%

Change in
Median Sales Price

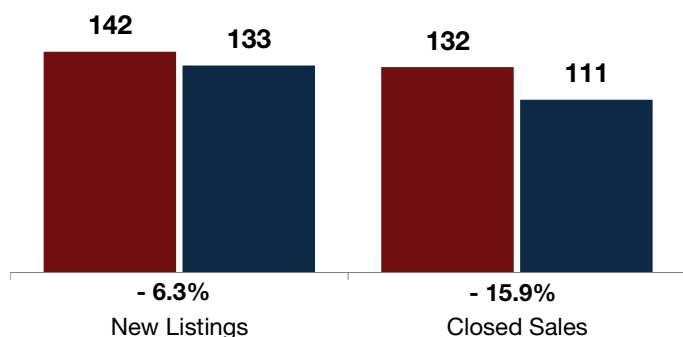
Albany County

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	142	133	- 6.3%	321	289	- 10.0%
Closed Sales	132	111	- 15.9%	315	263	- 16.5%
Median Sales Price*	\$303,500	\$320,000	+ 5.4%	\$317,500	\$325,000	+ 2.4%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	37	41	+ 10.9%	32	35	+ 9.3%
Inventory of Homes for Sale	205	185	- 9.8%	--	--	--
Months Supply of Inventory	1.1	1.0	- 8.3%	--	--	--

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

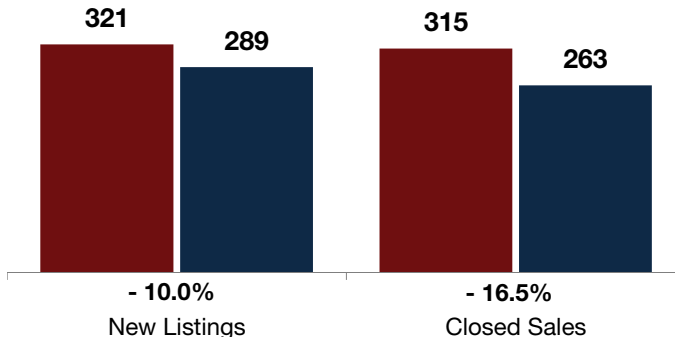
February

■ 2025 ■ 2026

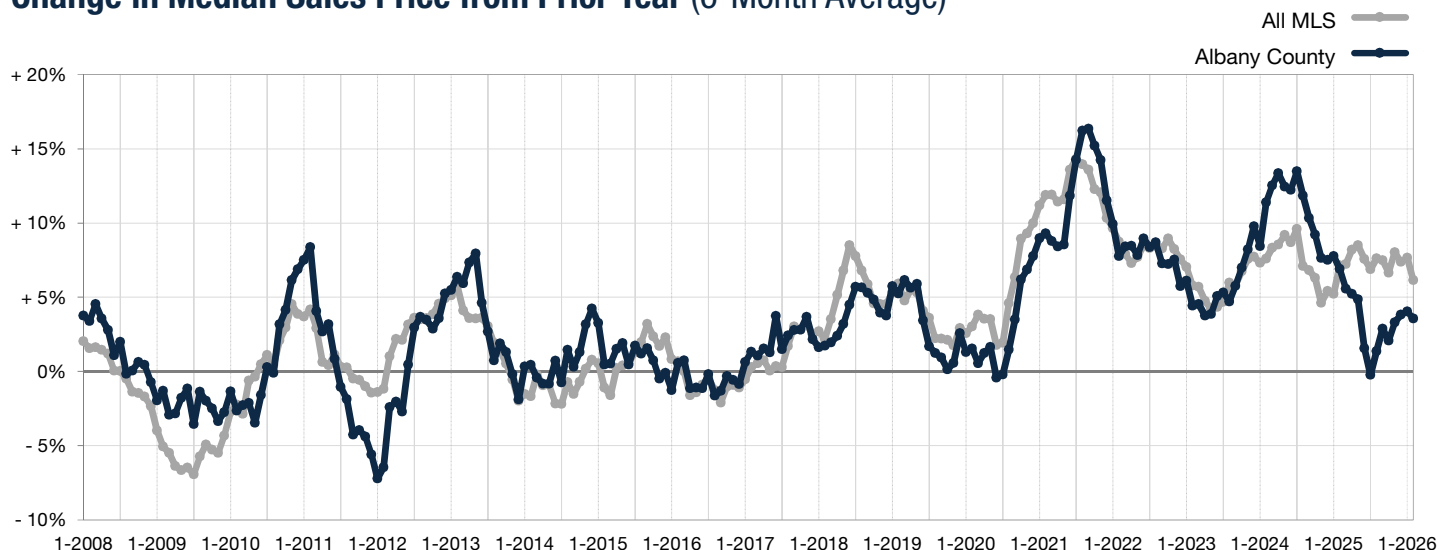


Year to Date

■ 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.