

Local Market Update – March 2026

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



- 7.2%

Change in
New Listings

- 12.6%

Change in
Closed Sales

+ 15.0%

Change in
Median Sales Price

Albany County

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	207	192	- 7.2%	528	483	- 8.5%
Closed Sales	151	132	- 12.6%	467	406	- 13.1%
Median Sales Price*	\$313,000	\$360,000	+ 15.0%	\$315,000	\$335,000	+ 6.3%
Percent of Original List Price Received*	100.4%	99.1%	- 1.2%	99.1%	98.0%	- 1.2%
Days on Market Until Sale	26	42	+ 62.2%	30	37	+ 24.7%
Inventory of Homes for Sale	190	172	- 9.5%	--	--	--
Months Supply of Inventory	1.0	0.9	- 7.4%	--	--	--

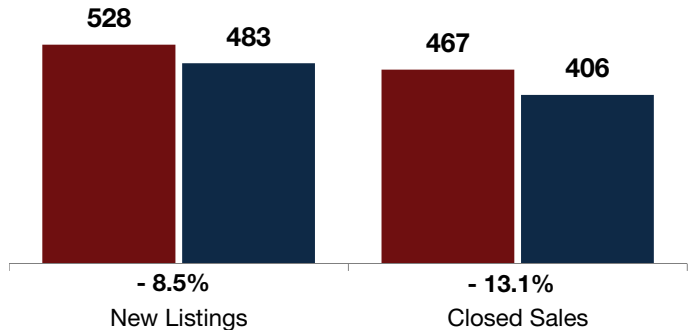
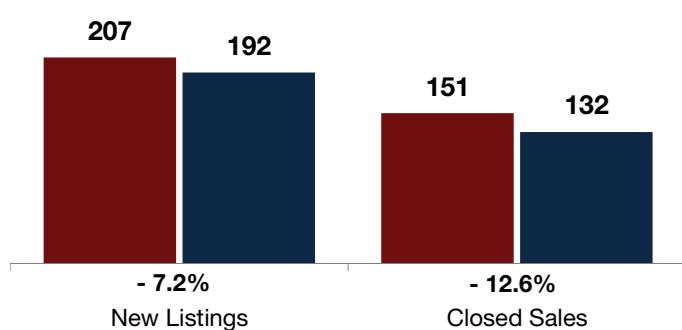
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

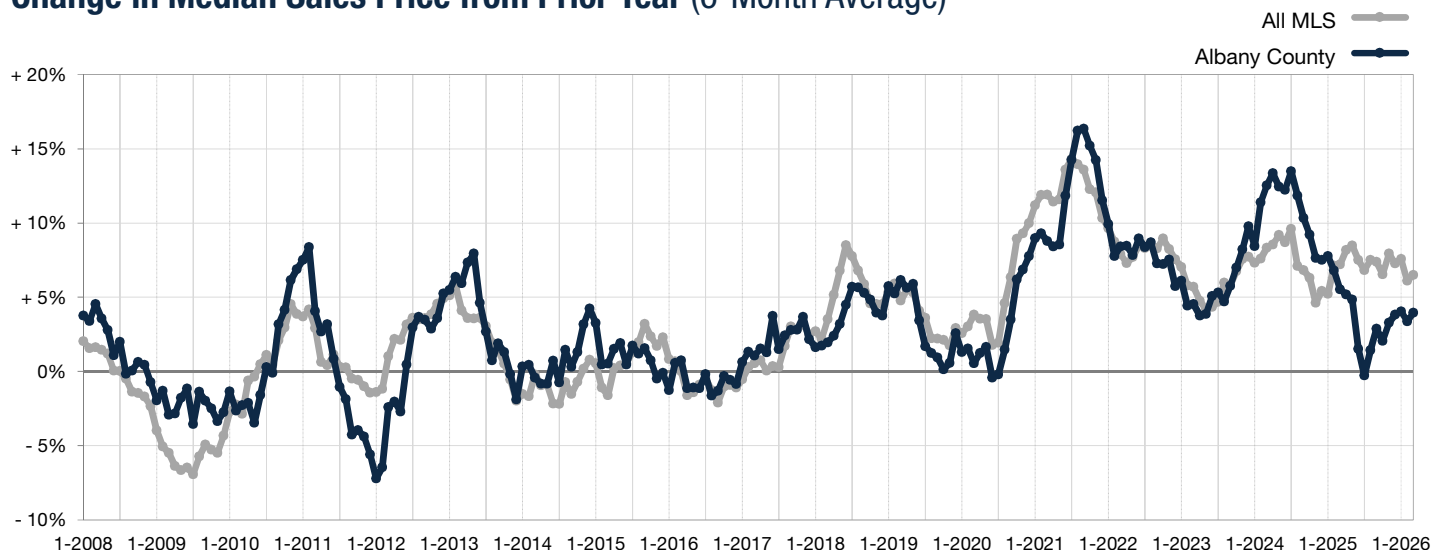
■ 2025 ■ 2026

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.