

Local Market Update – April 2026

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



+ 0.8%

Change in
New Listings

- 8.2%

Change in
Closed Sales

+ 4.3%

Change in
Median Sales Price

Albany County

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	262	264	+ 0.8%	790	758	- 4.1%
Closed Sales	158	145	- 8.2%	625	555	- 11.2%
Median Sales Price*	\$345,000	\$360,000	+ 4.3%	\$320,000	\$340,000	+ 6.3%
Percent of Original List Price Received*	100.4%	100.2%	- 0.2%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	25	29	+ 20.0%	29	35	+ 22.7%
Inventory of Homes for Sale	225	206	- 8.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 7.7%	--	--	--

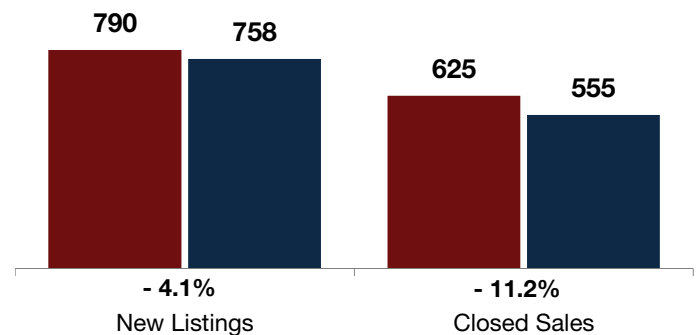
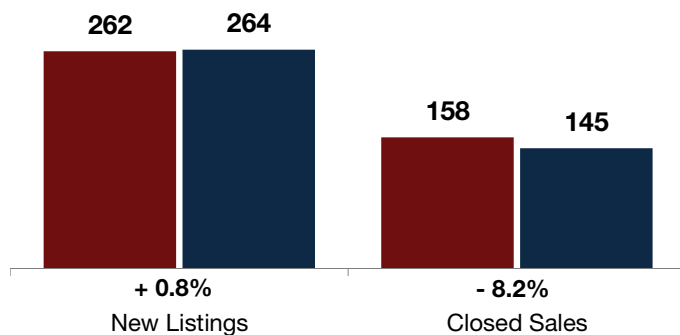
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

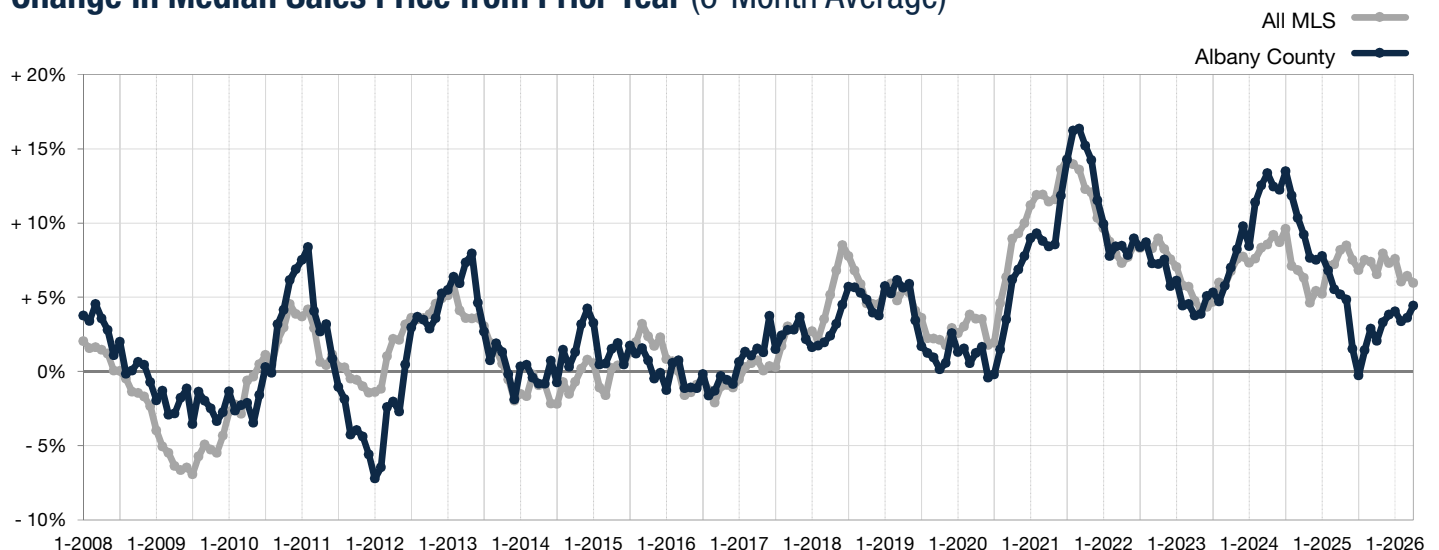
■ 2025 ■ 2026

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.