

# Local Market Update – January 2026

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



**- 4.5%**

**- 25.0%**

**- 10.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	44	42	- 4.5%	44	42	- 4.5%
Closed Sales	52	39	- 25.0%	52	39	- 25.0%
Median Sales Price*	\$272,450	\$245,000	- 10.1%	\$272,450	\$245,000	- 10.1%
Percent of Original List Price Received*	97.0%	99.5%	+ 2.6%	97.0%	99.5%	+ 2.6%
Days on Market Until Sale	24	22	- 7.5%	24	22	- 7.5%
Inventory of Homes for Sale	57	53	- 7.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 9.5%	--	--	--

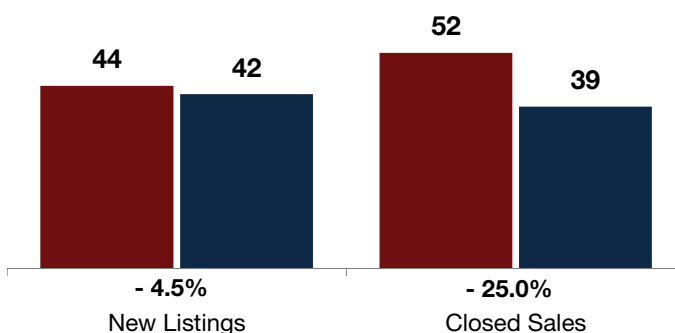
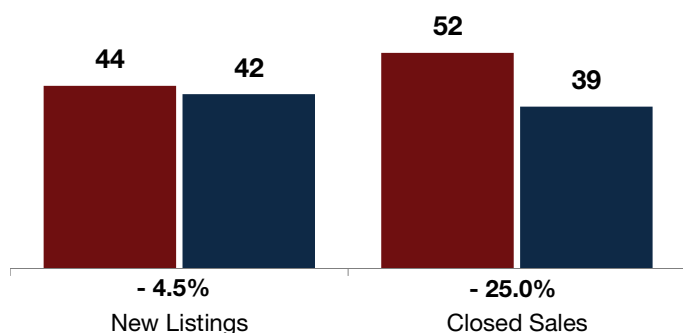
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

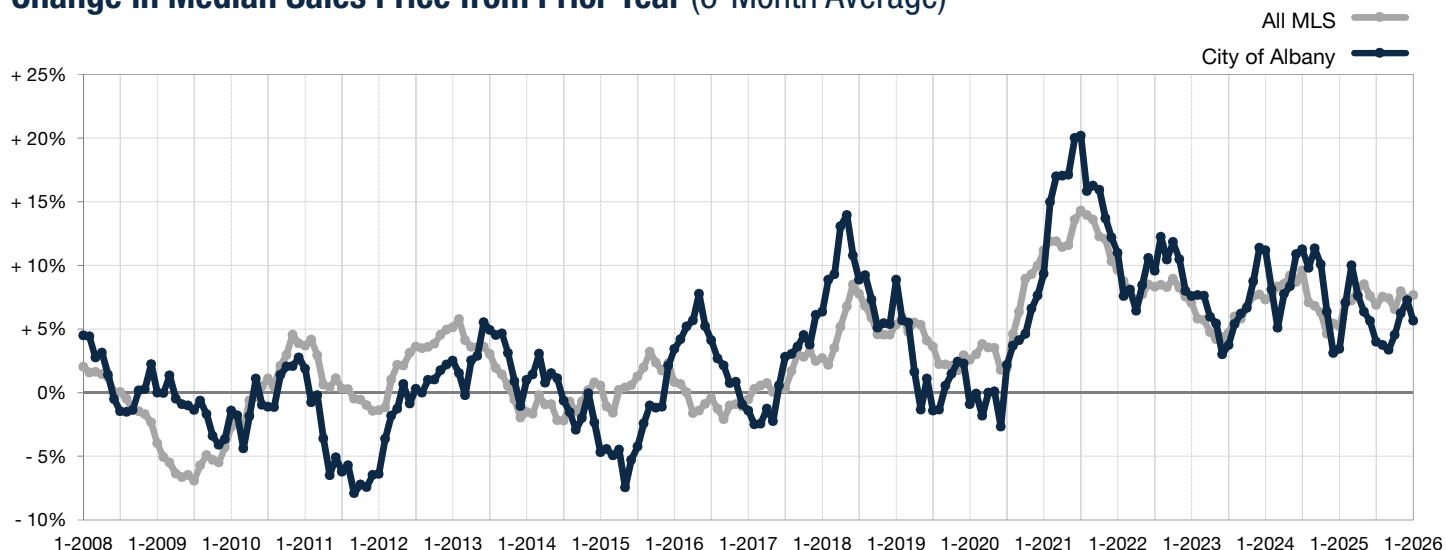
■ 2025 ■ 2026

### 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.