

# Local Market Update – February 2026

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



**- 39.0%**

**- 15.9%**

**+ 3.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Albany

### February

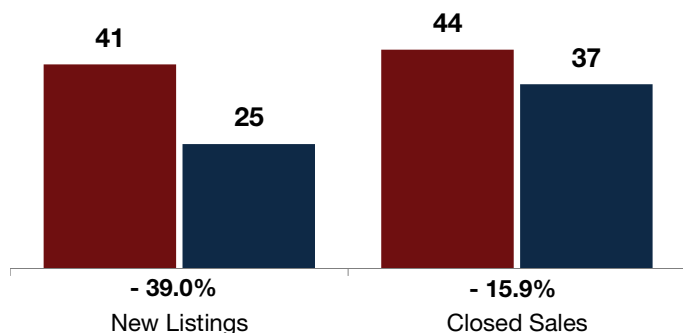
### Year to Date

	2025	2026	+ / -	2025	2026	+ / -
New Listings	41	25	- 39.0%	85	67	- 21.2%
Closed Sales	44	37	- 15.9%	96	76	- 20.8%
Median Sales Price*	\$255,000	<b>\$265,000</b>	+ 3.9%	\$266,000	<b>\$255,000</b>	- 4.1%
Percent of Original List Price Received*	96.6%	<b>94.3%</b>	- 2.4%	96.8%	<b>96.9%</b>	+ 0.1%
Days on Market Until Sale	45	<b>50</b>	+ 10.3%	33	<b>35</b>	+ 5.8%
Inventory of Homes for Sale	60	<b>44</b>	- 26.7%	--	--	--
Months Supply of Inventory	1.3	<b>0.9</b>	- 27.3%	--	--	--

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

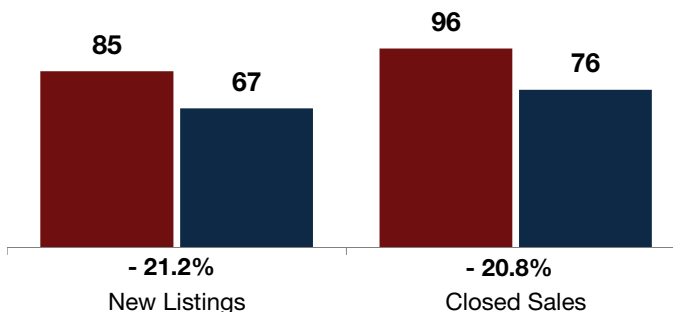
### February

■ 2025 ■ 2026

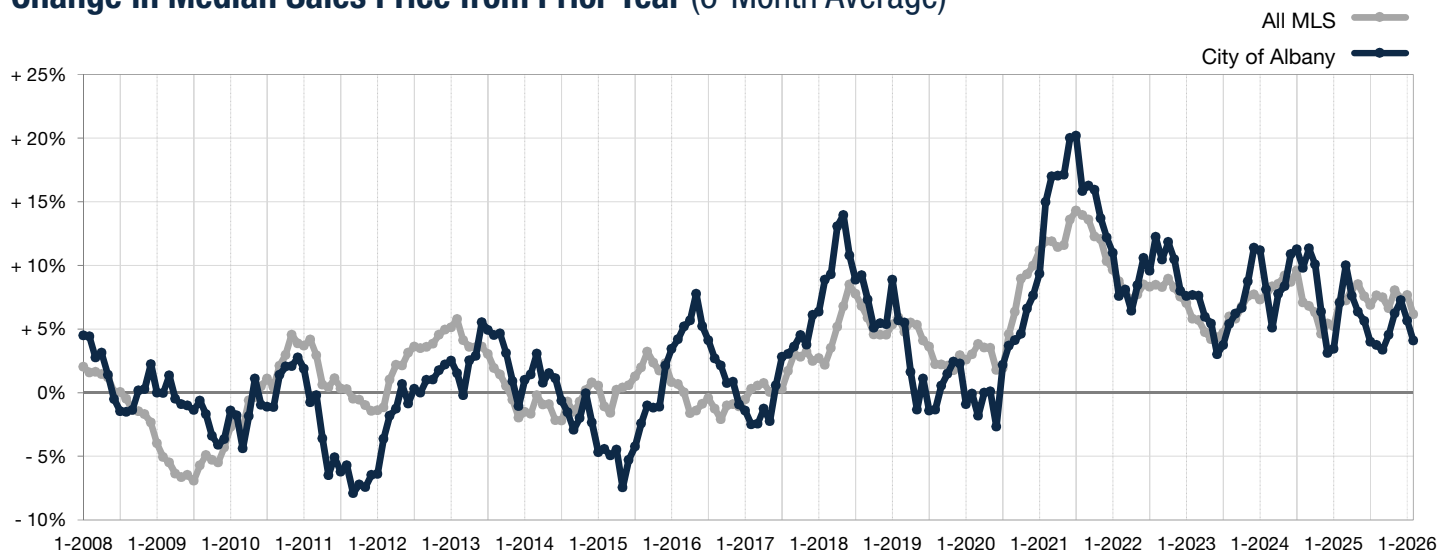


### Year to Date

■ 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.