

Local Market Update – March 2026

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



- 12.3%

- 24.3%

+ 1.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Albany

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	57	50	- 12.3%	142	118	- 16.9%
Closed Sales	37	28	- 24.3%	133	106	- 20.3%
Median Sales Price*	\$265,000	\$268,500	+ 1.3%	\$265,000	\$261,589	- 1.3%
Percent of Original List Price Received*	96.2%	98.6%	+ 2.5%	96.7%	97.6%	+ 1.0%
Days on Market Until Sale	32	40	+ 25.5%	33	36	+ 10.1%
Inventory of Homes for Sale	56	38	- 32.1%	--	--	--
Months Supply of Inventory	1.2	0.8	- 31.2%	--	--	--

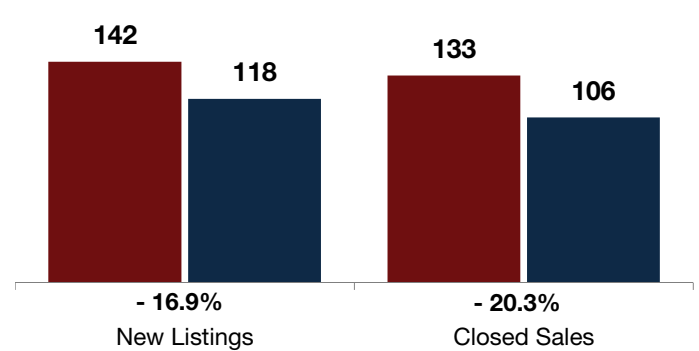
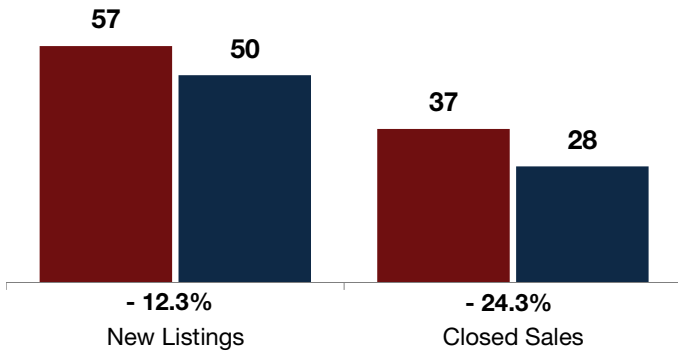
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

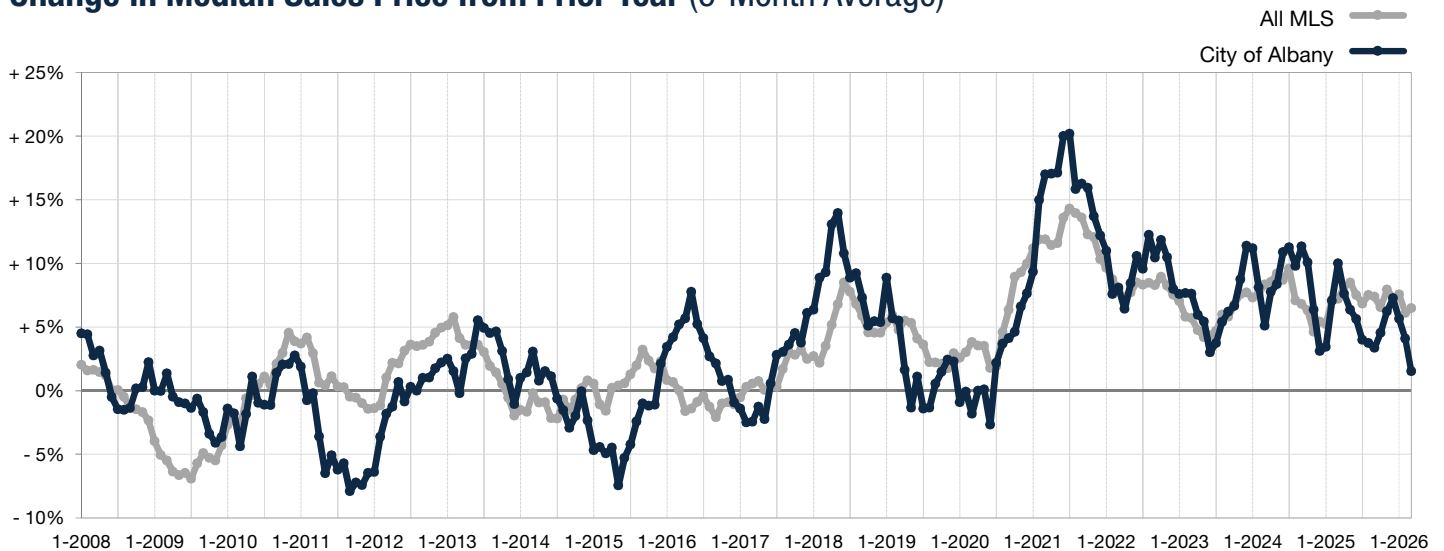
■ 2025 ■ 2026

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.