

Local Market Update – April 2026

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



0.0%

Change in
New Listings

+ 5.1%

Change in
Closed Sales

+ 17.3%

Change in
Median Sales Price

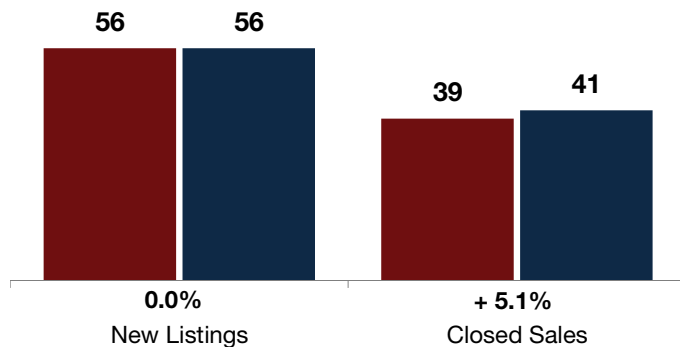
City of Albany

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	56	56	0.0%	198	176	- 11.1%
Closed Sales	39	41	+ 5.1%	172	150	- 12.8%
Median Sales Price*	\$260,000	\$305,000	+ 17.3%	\$265,000	\$270,000	+ 1.9%
Percent of Original List Price Received*	98.8%	99.5%	+ 0.7%	97.1%	97.9%	+ 0.8%
Days on Market Until Sale	32	35	+ 8.7%	33	35	+ 7.9%
Inventory of Homes for Sale	60	44	- 26.7%	--	--	--
Months Supply of Inventory	1.3	1.0	- 25.7%	--	--	--

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

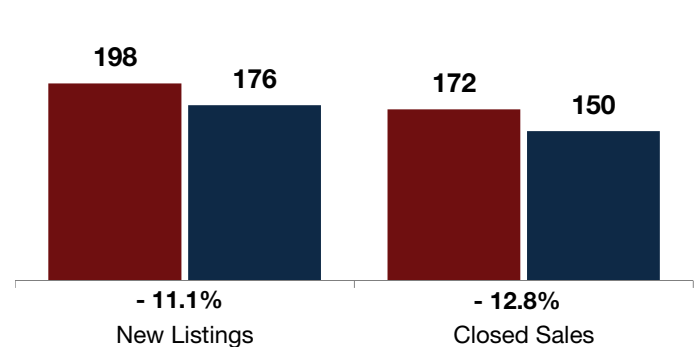
April

■ 2025 ■ 2026

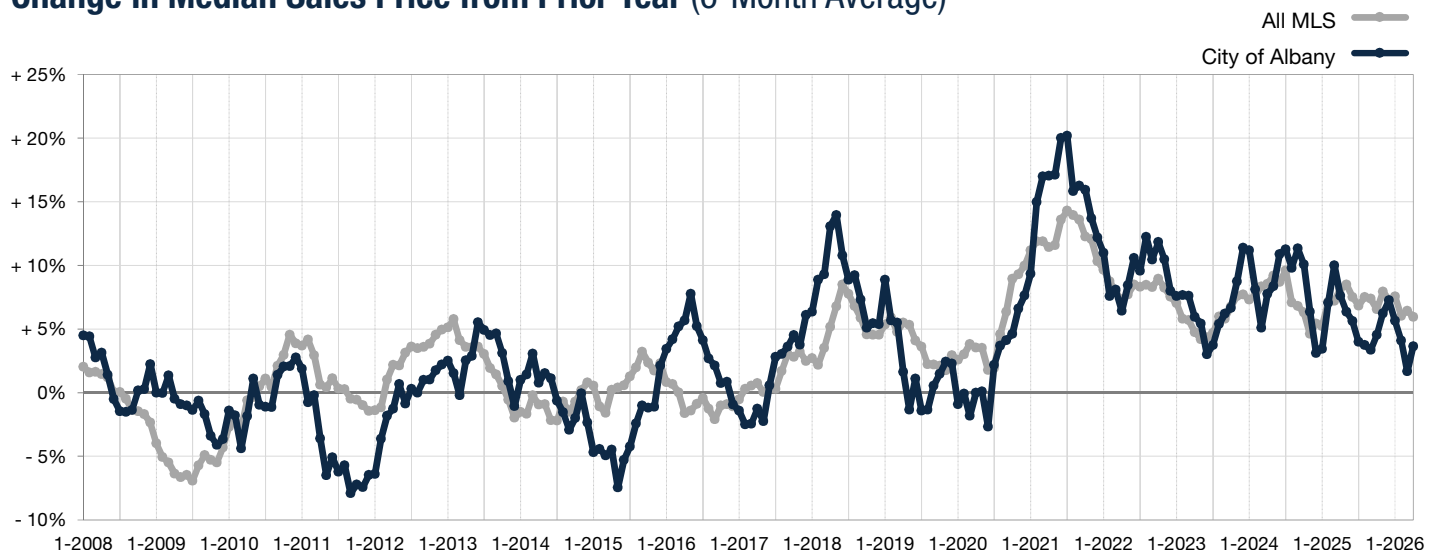


Year to Date

■ 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.