

Monthly Indicators

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



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings in the Albany region decreased 1.1 percent to 700. Pending Sales were up 7.9 percent to 668. Inventory levels fell 3.6 percent to 1,554 units.

Prices continued to gain traction. The Median Sales Price increased 2.6 percent to \$314,000. Days on Market was up 10.0 percent to 44 days. Sellers were encouraged as Months Supply of Inventory was down 10.5 percent to 1.7 months.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

- 13.0% **+ 2.6%** **- 3.6%**

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

Data is refreshed regularly to capture changes in market activity, so figures shown may be different than previously reported.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days On Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12

Market Overview

Key market metrics for the current month and year-to-date figures.



Key Metrics	Historical Sparklines	2-2025	2-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		708	700	- 1.1%	1,549	1,428	- 7.8%
Pending Sales		619	668	+ 7.9%	1,288	1,290	+ 0.2%
Closed Sales		583	507	- 13.0%	1,376	1,182	- 14.1%
Days on Market Until Sale		40	44	+ 10.0%	37	40	+ 8.1%
Median Sales Price		\$306,000	\$314,000	+ 2.6%	\$305,000	\$320,000	+ 4.9%
Average Sales Price		\$365,364	\$398,232	+ 9.0%	\$376,799	\$404,037	+ 7.2%
Percent of Original List Price Received		97.0%	96.7%	- 0.3%	97.2%	96.9%	- 0.3%
Housing Affordability Index		100	105	+ 5.0%	101	103	+ 2.0%
Inventory of Homes for Sale		1,612	1,554	- 3.6%	--	--	--
Months Supply of Homes for Sale		1.9	1.7	- 10.5%	--	--	--

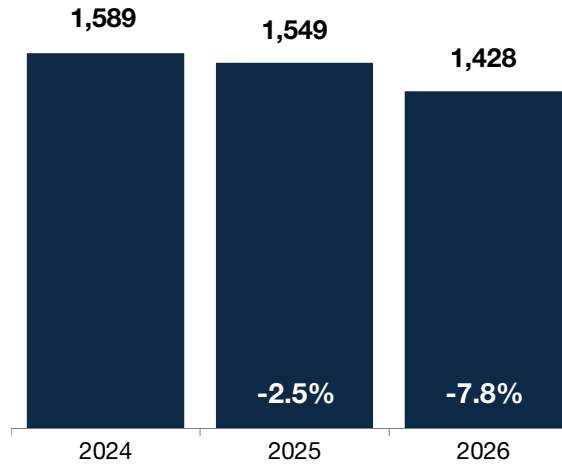
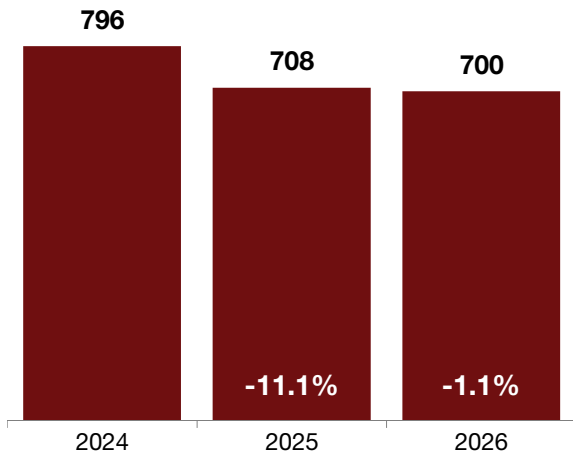
New Listings

A count of the properties that have been newly listed on the market in a given month.



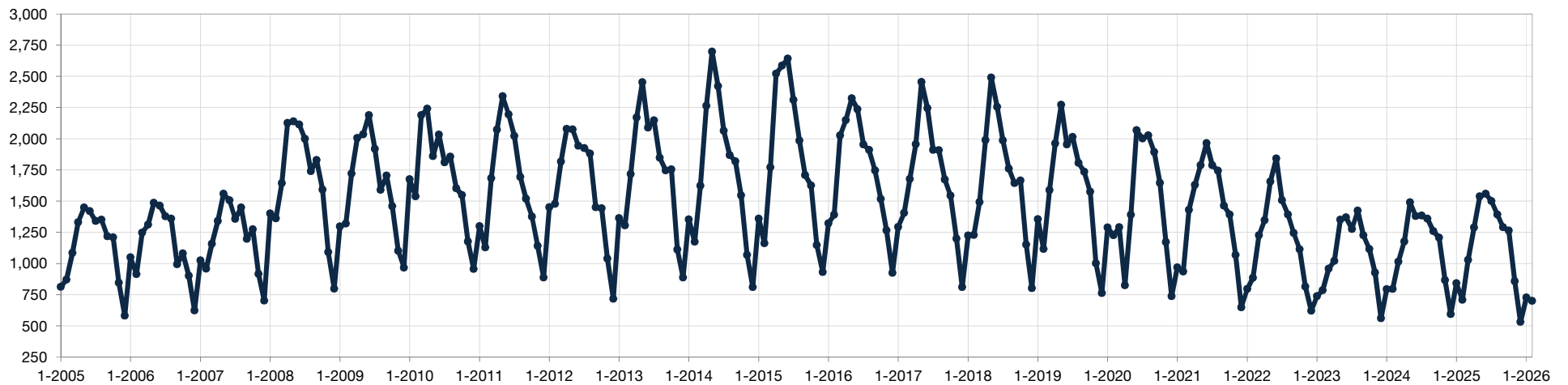
February

Year To Date



	New Listings	Prior Year	Percent Change
March 2025	1,028	1,013	+1.5%
April 2025	1,289	1,177	+9.5%
May 2025	1,537	1,491	+3.1%
June 2025	1,558	1,379	+13.0%
July 2025	1,501	1,384	+8.5%
August 2025	1,393	1,359	+2.5%
September 2025	1,291	1,259	+2.5%
October 2025	1,263	1,208	+4.6%
November 2025	858	866	-0.9%
December 2025	531	593	-10.5%
January 2026	728	841	-13.4%
February 2026	700	708	-1.1%
12-Month Avg	1,140	1,107	+3.0%

Historical New Listing Activity



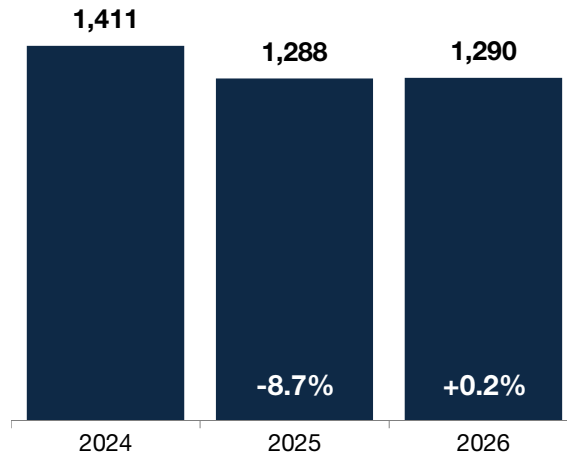
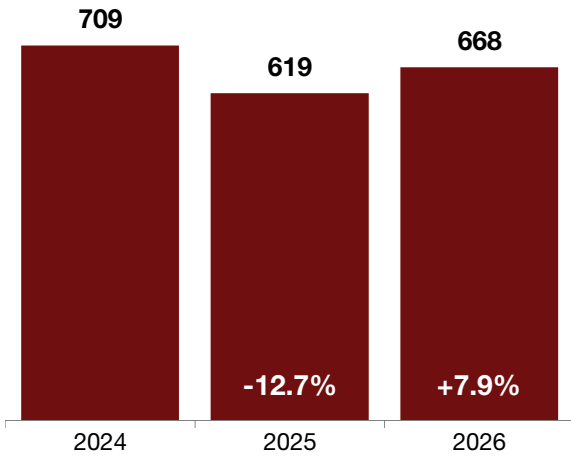
Pending Sales

A count of the properties on which contracts have been accepted in a given month.



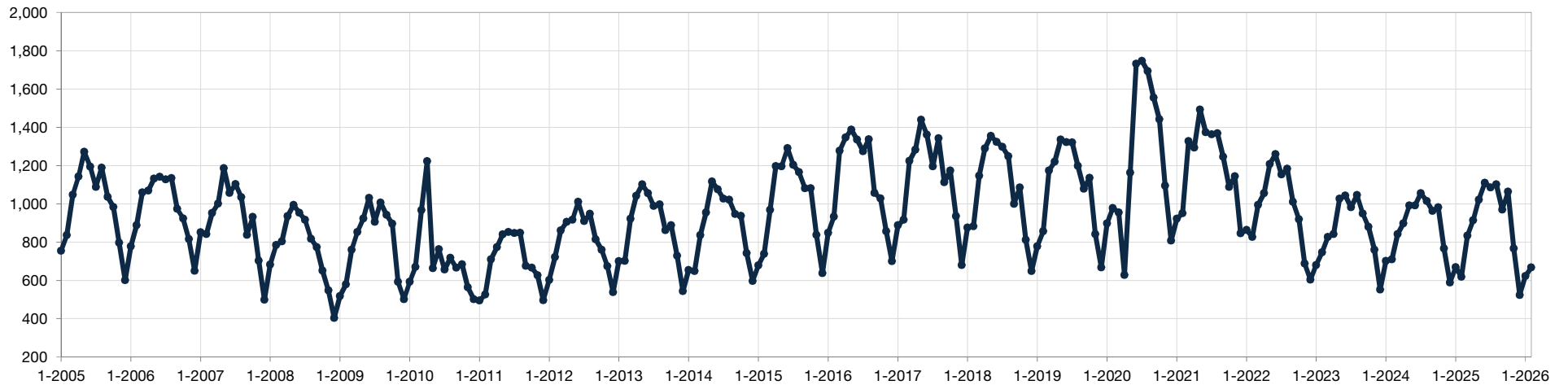
February

Year To Date



	Pending Sales	Prior Year	Percent Change
March 2025	834	842	-1.0%
April 2025	913	897	+1.8%
May 2025	1,021	991	+3.0%
June 2025	1,110	991	+12.0%
July 2025	1,085	1,055	+2.8%
August 2025	1,101	1,014	+8.6%
September 2025	970	962	+0.8%
October 2025	1,064	982	+8.4%
November 2025	767	767	0.0%
December 2025	523	589	-11.2%
January 2026	622	669	-7.0%
February 2026	668	619	+7.9%
12-Month Avg	890	865	+2.9%

Historical Pending Sales Activity

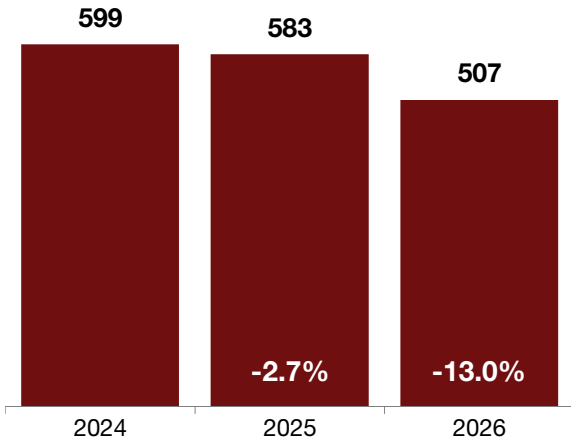


Closed Sales

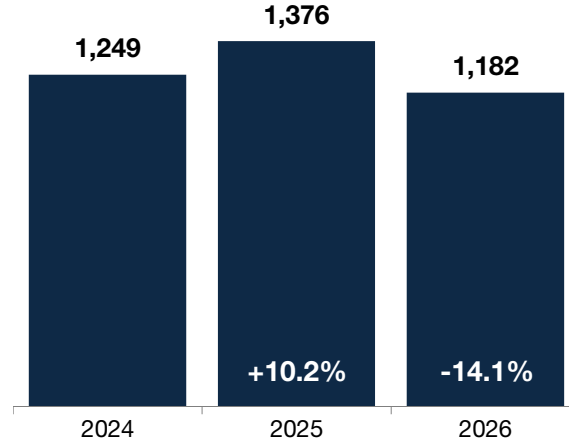
A count of the actual sales that have closed in a given month.



February

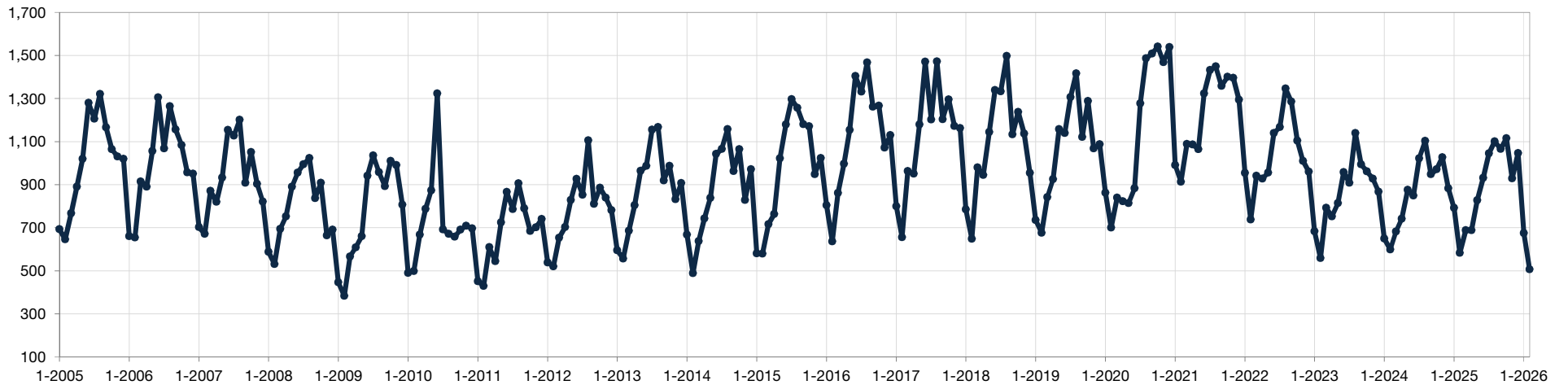


Year To Date



Closed Sales	Prior Year	Percent Change
March 2025	689	682 +1.0%
April 2025	689	742 -7.1%
May 2025	827	876 -5.6%
June 2025	931	849 +9.7%
July 2025	1,045	1,022 +2.3%
August 2025	1,101	1,103 -0.2%
September 2025	1,066	948 +12.4%
October 2025	1,115	972 +14.7%
November 2025	929	1,027 -9.5%
December 2025	1,046	883 +18.5%
January 2026	675	793 -14.9%
February 2026	507	583 -13.0%
12-Month Avg	885	873 +0.7%

Historical Closed Sales Activity



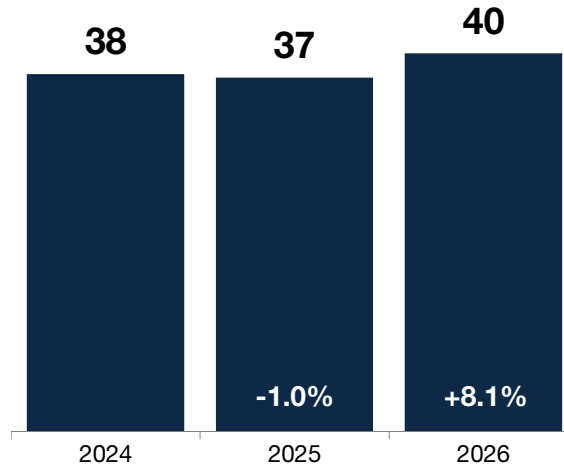
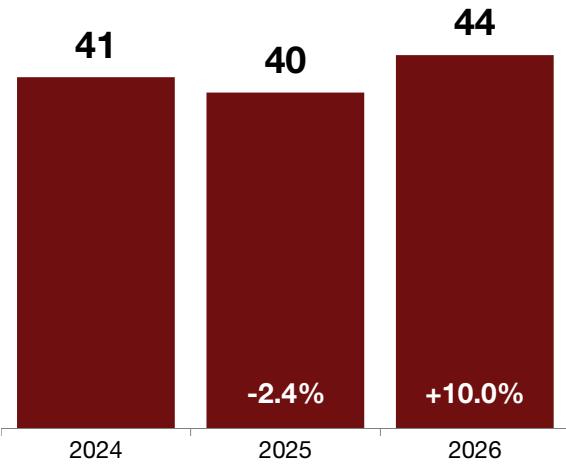
Days on Market Until Sale

Average number of days between when a property is first listed and when an offer is accepted in a given month.



February

Year To Date



Month	Days on Market Until Sale	Prior Year	Percent Change
March 2025	39	39	-0.4%
April 2025	36	39	-6.7%
May 2025	31	31	-1.4%
June 2025	23	23	-1.3%
July 2025	24	26	-6.5%
August 2025	25	25	-0.1%
September 2025	28	27	+3.7%
October 2025	26	27	-3.3%
November 2025	30	30	+0.2%
December 2025	32	30	+8.3%
January 2026	37	36	+3.2%
February 2026	44	40	+10.0%
12-Month Avg	30	30	-0.6%

Historical Days on Market Until Sale



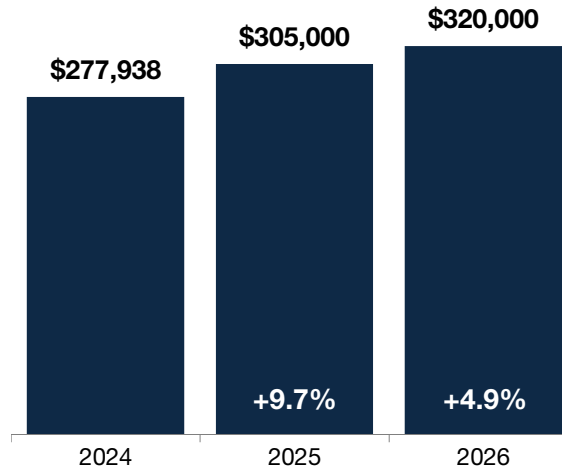
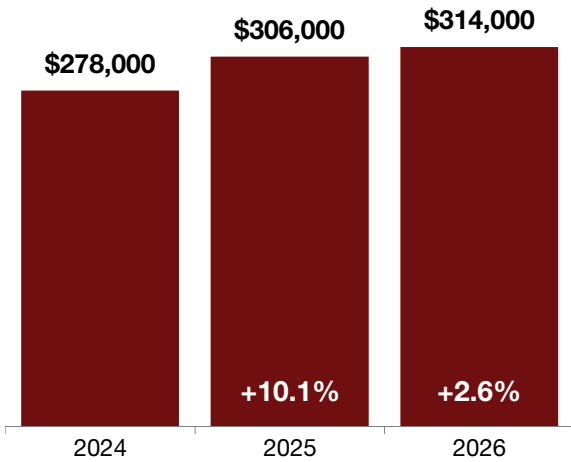
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month. Does not account for seller concessions.



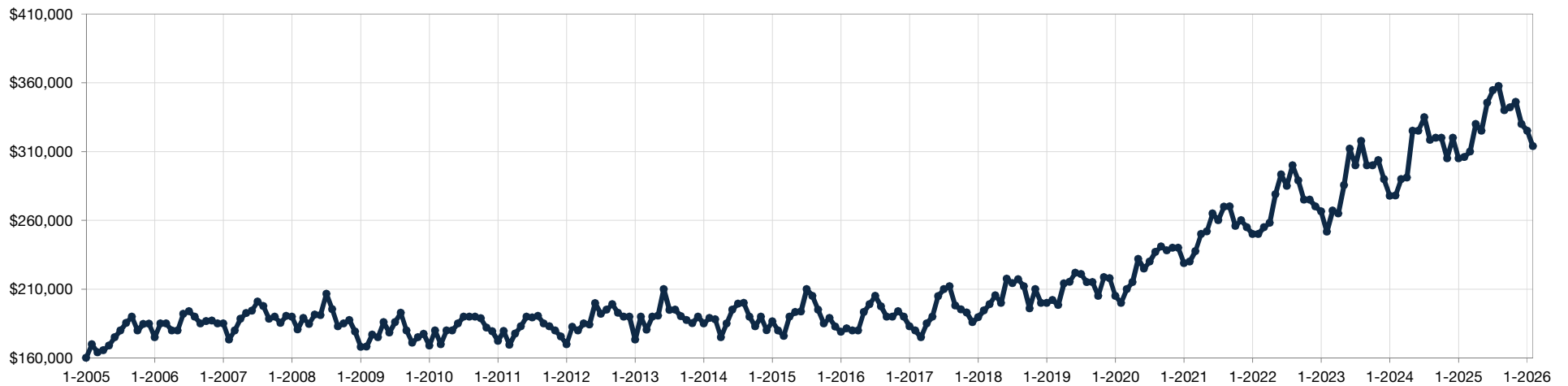
February

Year To Date



	Median Sales Price	Prior Year	Percent Change
March 2025	\$310,000	\$290,000	+6.9%
April 2025	\$330,000	\$291,000	+13.4%
May 2025	\$325,000	\$325,000	0.0%
June 2025	\$345,500	\$325,000	+6.3%
July 2025	\$354,500	\$335,000	+5.8%
August 2025	\$357,500	\$318,450	+12.3%
September 2025	\$340,000	\$320,000	+6.3%
October 2025	\$342,000	\$320,000	+6.9%
November 2025	\$346,000	\$305,000	+13.4%
December 2025	\$330,000	\$320,000	+3.1%
January 2026	\$325,000	\$305,000	+6.6%
February 2026	\$314,000	\$306,000	+2.6%
12-Month Med	\$338,197	\$315,000	+7.4%

Historical Median Sales Price



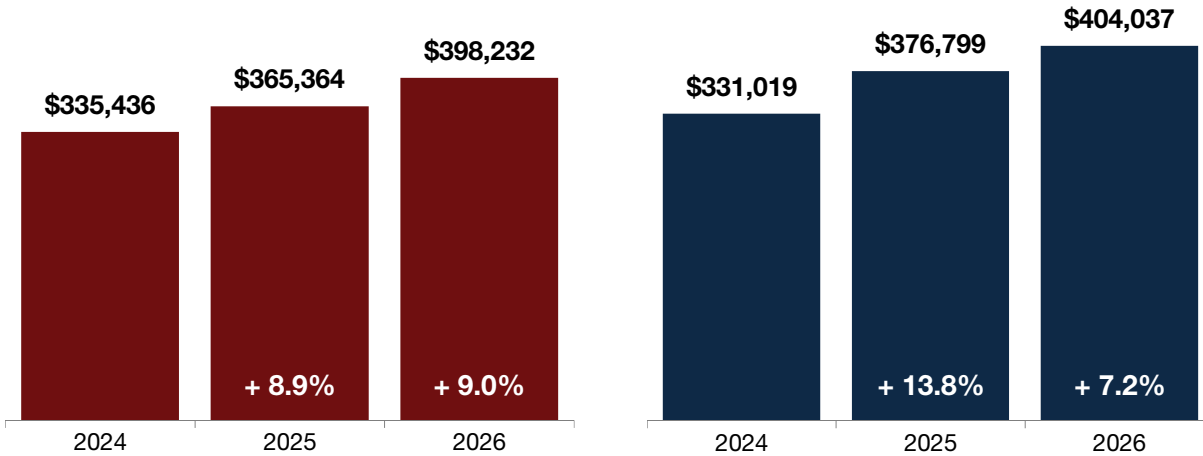
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February

Year To Date



	Average Sales Price	Prior Year	Percent Change
March 2025	\$366,280	\$332,800	+10.1%
April 2025	\$391,362	\$369,188	+6.0%
May 2025	\$390,226	\$373,204	+4.6%
June 2025	\$407,719	\$397,195	+2.6%
July 2025	\$418,196	\$380,993	+9.8%
August 2025	\$420,841	\$381,966	+10.2%
September 2025	\$412,824	\$392,023	+5.3%
October 2025	\$409,568	\$374,277	+9.4%
November 2025	\$407,031	\$372,914	+9.1%
December 2025	\$415,445	\$387,465	+7.2%
January 2026	\$408,403	\$385,205	+6.0%
February 2026	\$398,232	\$365,364	+9.0%
12-Month Avg	\$405,994	\$377,364	+7.6%

Historical Average Sales Price



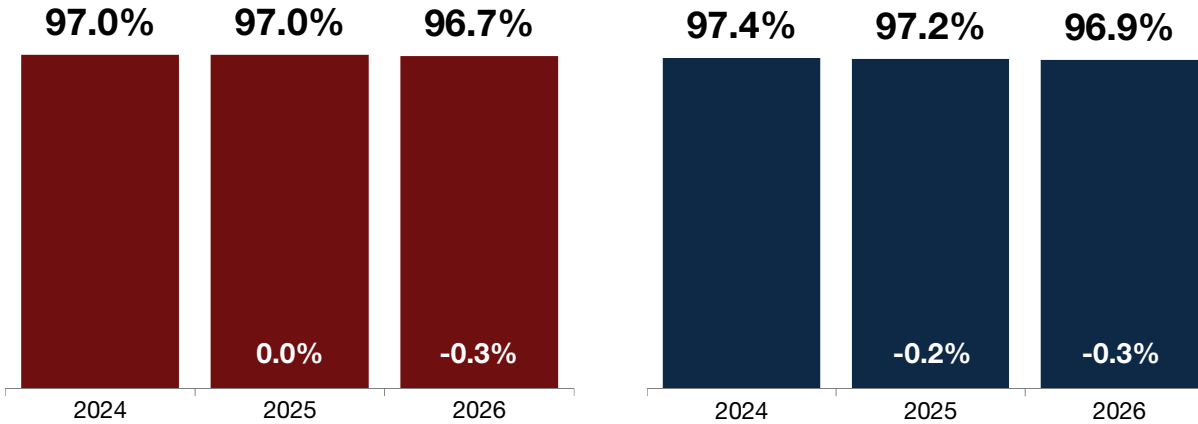
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February

Year To Date



	Pct. of Orig. List Price Rec'd	Prior Year	Percent Change
March 2025	97.8%	98.3%	-0.5%
April 2025	99.0%	99.0%	0.0%
May 2025	100.9%	100.7%	+0.2%
June 2025	100.7%	101.6%	-0.9%
July 2025	100.5%	101.0%	-0.5%
August 2025	99.8%	100.3%	-0.5%
September 2025	99.4%	99.2%	+0.2%
October 2025	99.0%	99.3%	-0.3%
November 2025	98.0%	98.0%	0.0%
December 2025	97.3%	98.3%	-1.0%
January 2026	97.1%	97.2%	-0.1%
February 2026	96.7%	97.0%	-0.3%
12-Month Avg	99.0%	99.3%	-0.3%

Historical Percent of Original List Price Received



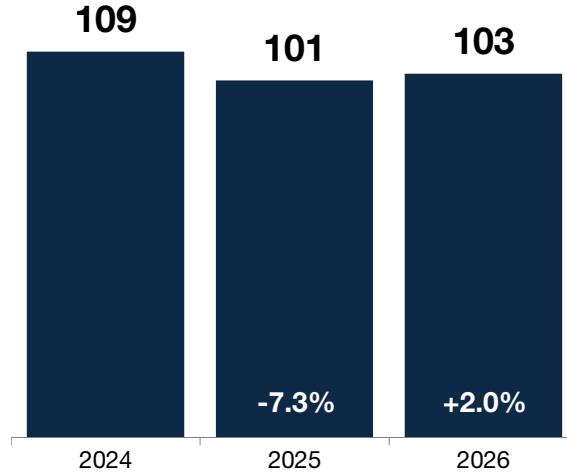
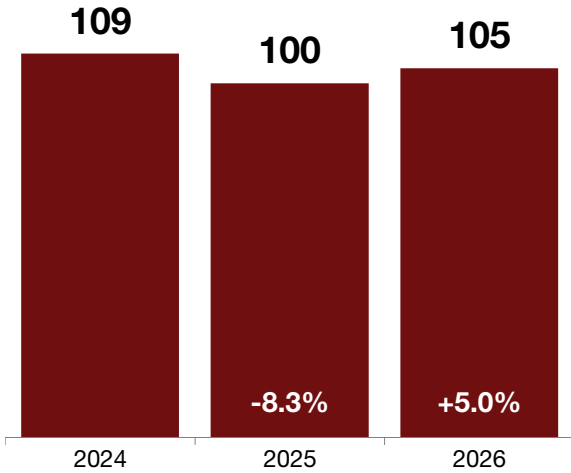
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



February

Year To Date



	Housing Affordability Index	Prior Year	Percent Change
March 2025	100	105	-4.8%
April 2025	93	102	-8.8%
May 2025	94	92	+2.2%
June 2025	89	94	-5.3%
July 2025	87	92	-5.4%
August 2025	87	99	-12.1%
September 2025	94	102	-7.8%
October 2025	95	98	-3.1%
November 2025	93	100	-7.0%
December 2025	98	95	+3.2%
January 2026	100	99	+1.0%
February 2026	105	100	+5.0%
12-Month Avg	95	98	-3.1%

Historical Housing Affordability Index

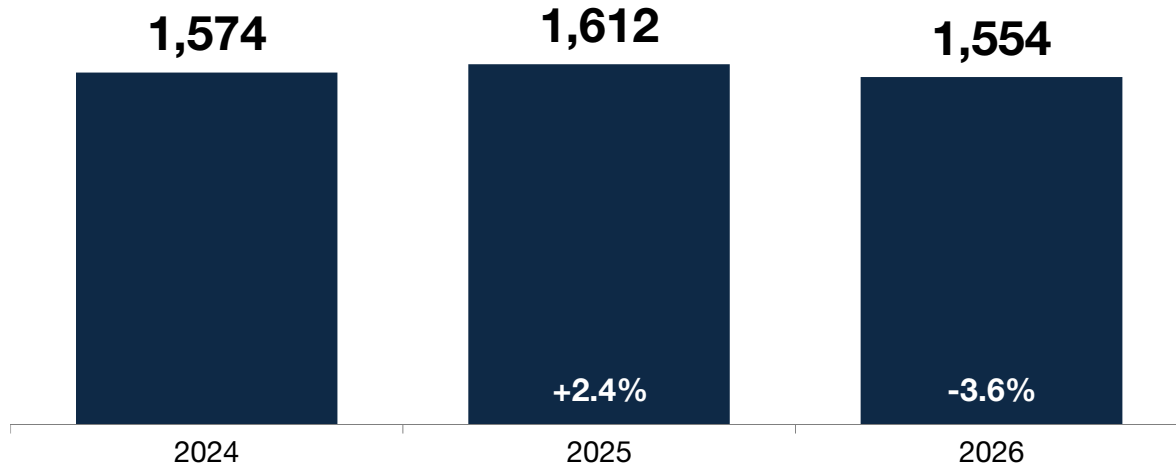


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

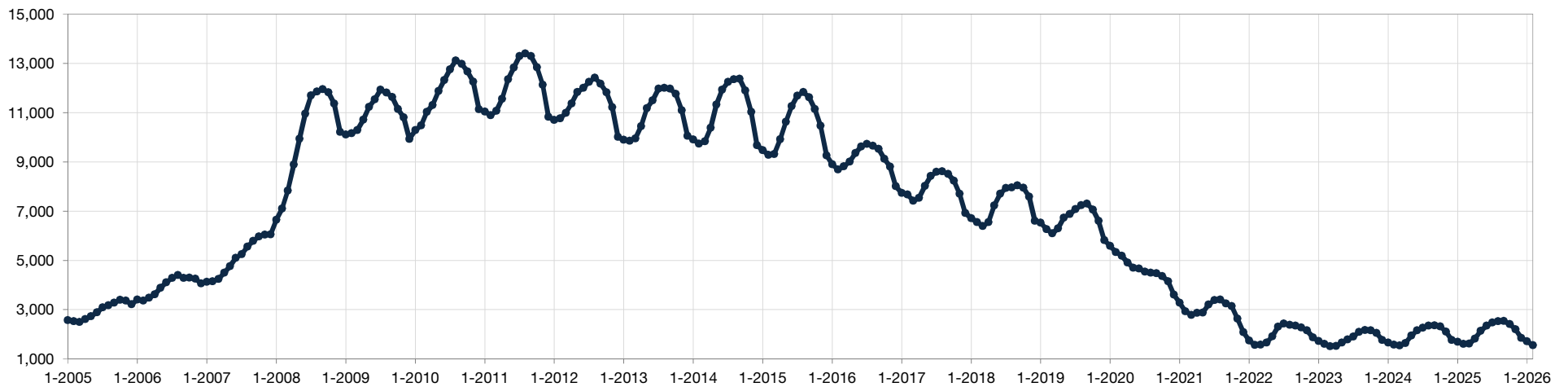


February



Inventory of Homes for Sale	Prior Year	Percent Change
March 2025	1,621	+5.0%
April 2025	1,825	+10.9%
May 2025	2,138	+9.8%
June 2025	2,354	+8.8%
July 2025	2,473	+9.4%
August 2025	2,530	+7.7%
September 2025	2,544	+7.7%
October 2025	2,410	+4.1%
November 2025	2,202	+4.5%
December 2025	1,852	+4.8%
January 2026	1,709	+1.1%
February 2026	1,554	-3.6%
12-Month Avg	2,101	+5.8%

Historical Inventory of Homes for Sale

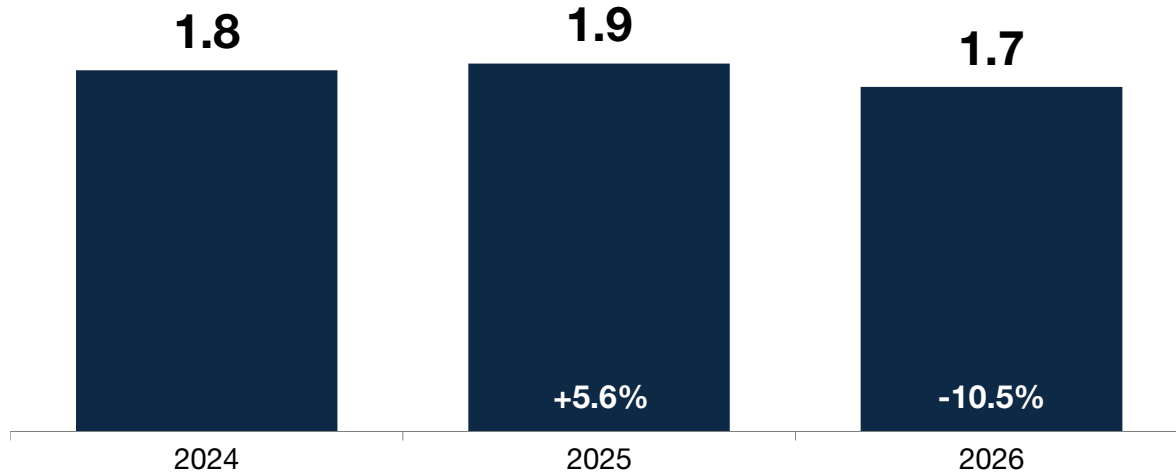


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



February



Month	Months Supply of Inventory	Prior Year	Percent Change
March 2025	1.9	1.8	+5.6%
April 2025	2.1	1.9	+10.5%
May 2025	2.5	2.3	+8.7%
June 2025	2.7	2.5	+8.0%
July 2025	2.8	2.6	+7.7%
August 2025	2.9	2.7	+7.4%
September 2025	2.9	2.7	+7.4%
October 2025	2.7	2.7	0.0%
November 2025	2.5	2.4	+4.2%
December 2025	2.1	2.0	+5.0%
January 2026	1.9	1.9	0.0%
February 2026	1.7	1.9	-10.5%
12-Month Avg	2.4	2.3	+4.3%

Historical Months Supply of Inventory

