

Monthly Indicators

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



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the Albany region decreased 1.0 percent to 1,277. Pending Sales were up 3.3 percent to 944. Inventory levels fell 5.5 percent to 1,724 units.

Prices continued to gain traction. The Median Sales Price increased 1.1 percent to \$333,500. Days on Market was up 8.3 percent to 39 days. Sellers were encouraged as Months Supply of Inventory was down 9.5 percent to 1.9 months.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

+ 4.1%

+ 1.1%

- 5.5%

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.

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Market Overview

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



Key Metrics	Historical Sparklines	4-2025	4-2026	+ / -	YTD 2025	YTD 2026	+ / -
New Listings		1,290	1,277	- 1.0%	3,874	3,728	- 3.8%
Pending Sales		914	944	+ 3.3%	3,044	3,033	- 0.4%
Closed Sales		689	717	+ 4.1%	2,754	2,609	- 5.3%
Days on Market Until Sale		36	39	+ 8.3%	38	41	+ 7.9%
Median Sales Price		\$330,000	\$333,500	+ 1.1%	\$315,000	\$328,200	+ 4.2%
Average Sales Price		\$391,362	\$393,670	+ 0.6%	\$377,811	\$403,341	+ 6.8%
Percent of Original List Price Received		99.0%	98.8%	- 0.2%	97.8%	97.7%	- 0.1%
Housing Affordability Index		93	96	+ 3.2%	97	98	+ 1.0%
Inventory of Homes for Sale		1,824	1,724	- 5.5%	--	--	--
Months Supply of Homes for Sale		2.1	1.9	- 9.5%	--	--	--

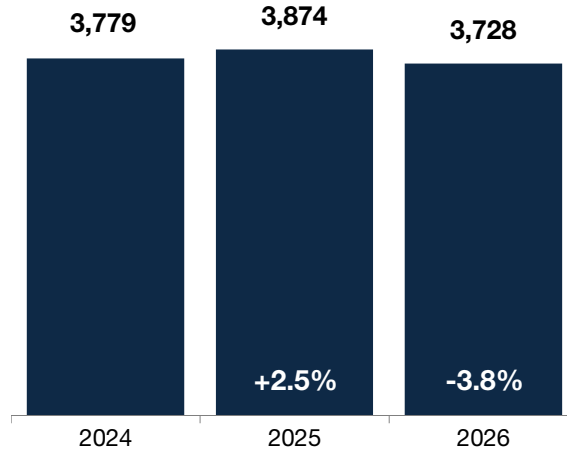
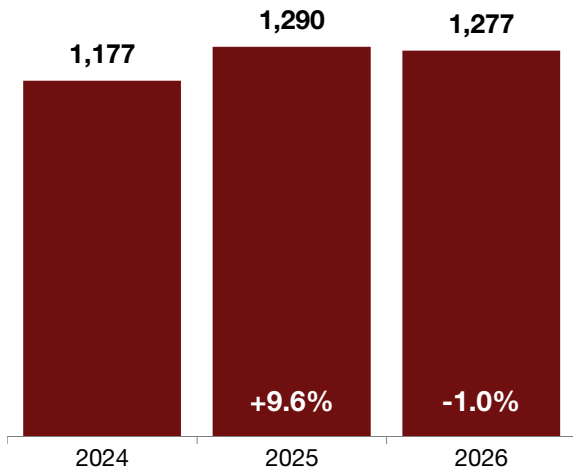
New Listings

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



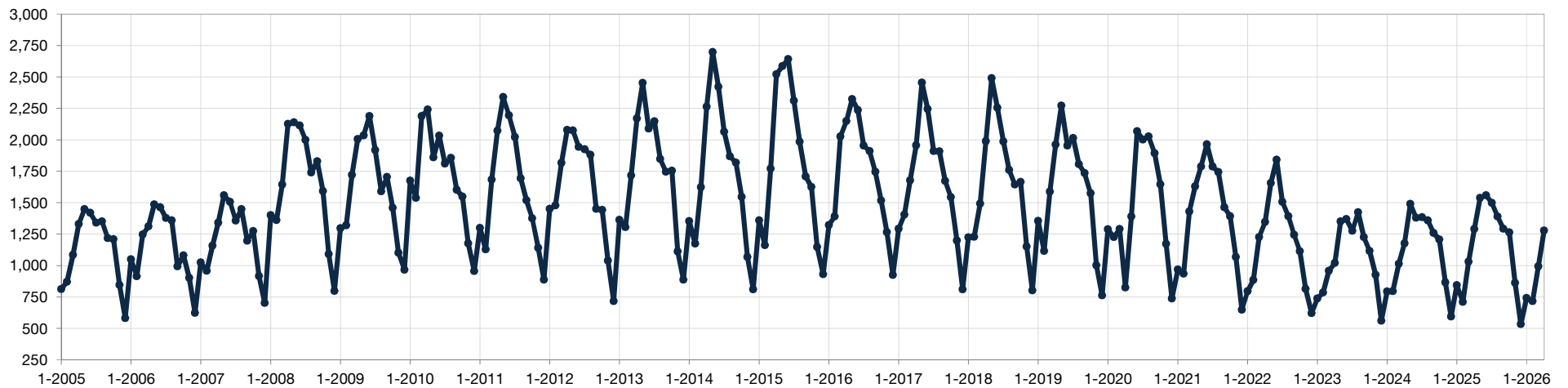
April

Year To Date



	New Listings	Prior Year	Percent Change
May 2025	1,538	1,491	+3.2%
June 2025	1,559	1,379	+13.1%
July 2025	1,499	1,384	+8.3%
August 2025	1,391	1,359	+2.4%
September 2025	1,292	1,259	+2.6%
October 2025	1,263	1,208	+4.6%
November 2025	862	866	-0.5%
December 2025	533	595	-10.4%
January 2026	742	843	-12.0%
February 2026	716	710	+0.8%
March 2026	993	1,031	-3.7%
April 2026	1,277	1,290	-1.0%
12-Month Avg	1,139	1,118	+1.9%

Historical New Listing Activity



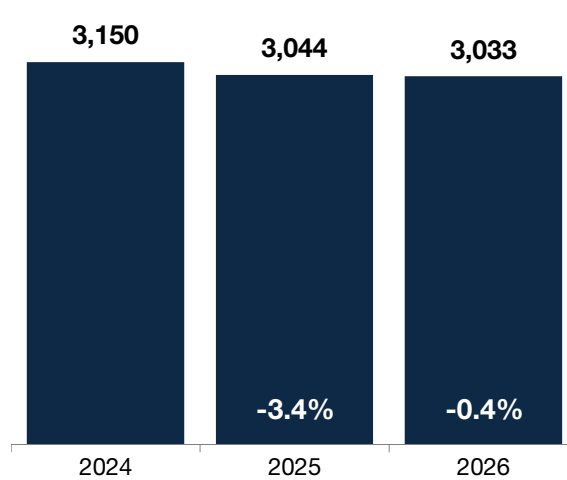
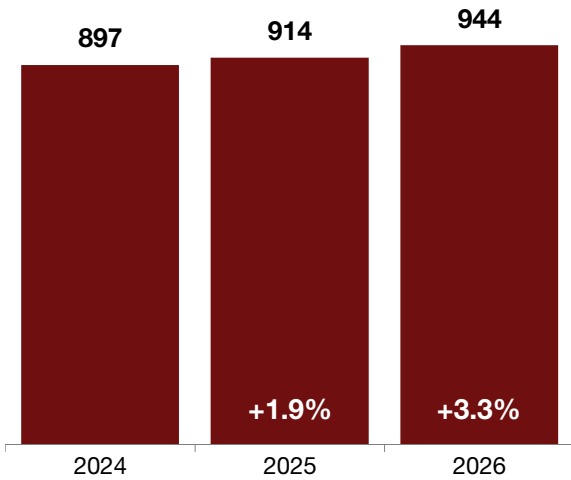
Pending Sales

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



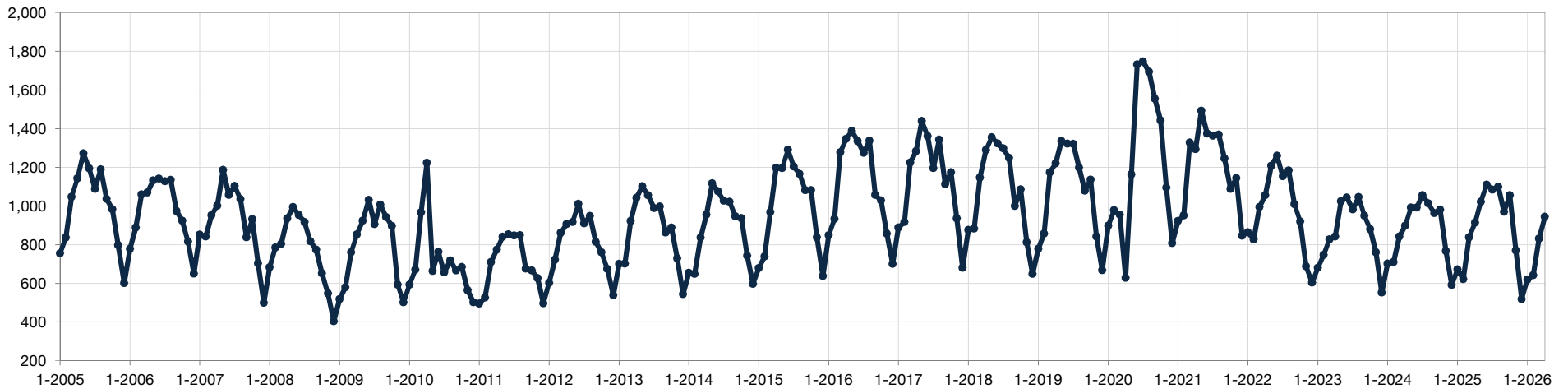
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Year To Date



	Pending Sales	Prior Year	Percent Change
May 2025	1,021	991	+3.0%
June 2025	1,110	991	+12.0%
July 2025	1,084	1,055	+2.7%
August 2025	1,099	1,013	+8.5%
September 2025	970	962	+0.8%
October 2025	1,055	981	+7.5%
November 2025	769	767	+0.3%
December 2025	518	591	-12.4%
January 2026	618	672	-8.0%
February 2026	641	621	+3.2%
March 2026	830	837	-0.8%
April 2026	944	914	+3.3%
12-Month Avg	888	866	+2.5%

Historical Pending Sales Activity

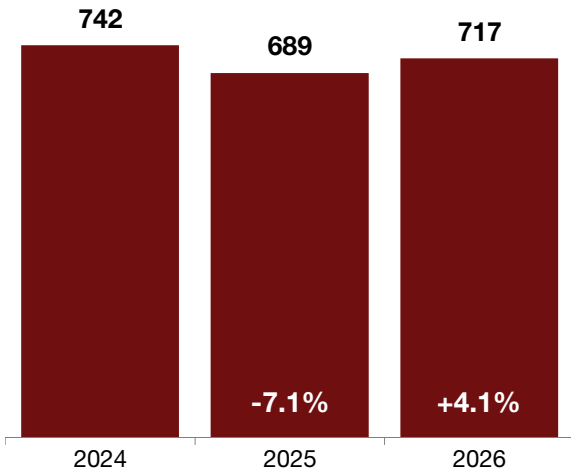


Closed Sales

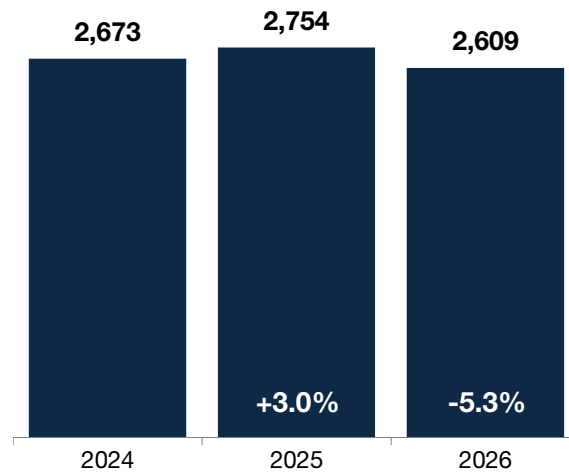
A count of the actual sales that have closed in a given month.



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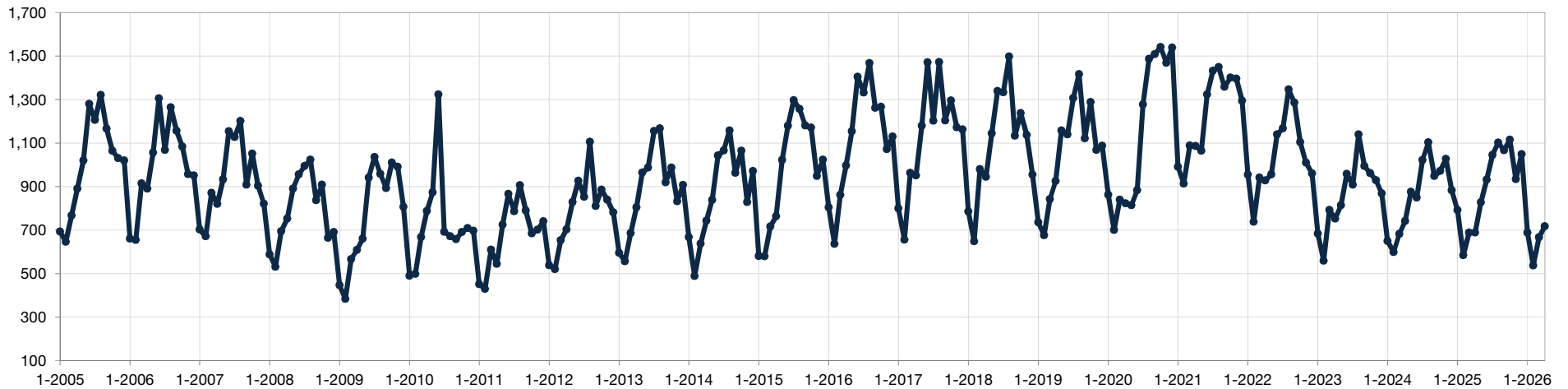


Year To Date



Closed Sales	Prior Year	Percent Change	
May 2025	827	876	-5.6%
June 2025	932	849	+9.8%
July 2025	1,045	1,022	+2.3%
August 2025	1,102	1,103	-0.1%
September 2025	1,067	948	+12.6%
October 2025	1,115	972	+14.7%
November 2025	934	1,027	-9.1%
December 2025	1,049	883	+18.8%
January 2026	688	793	-13.2%
February 2026	537	584	-8.0%
March 2026	667	688	-3.1%
April 2026	717	689	+4.1%
12-Month Avg	890	870	+1.9%

Historical Closed Sales Activity



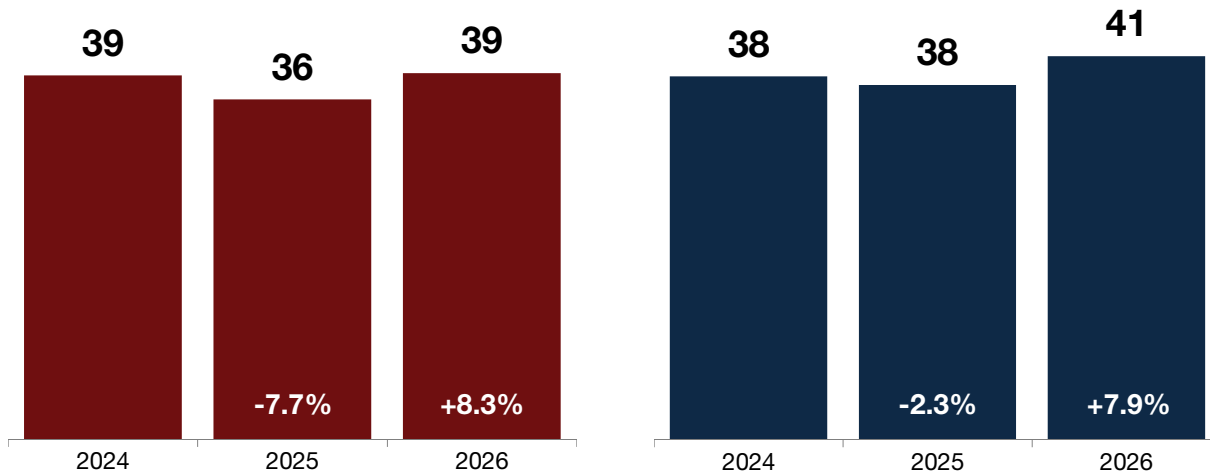
Days on Market Until Sale

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



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Year To Date



Days on Market Until Sale	Prior Year	Percent Change
May 2025	31	-1.4%
June 2025	23	-1.3%
July 2025	24	-6.5%
August 2025	25	-0.1%
September 2025	28	+3.6%
October 2025	26	-3.3%
November 2025	30	+0.1%
December 2025	32	+8.3%
January 2026	37	+2.7%
February 2026	43	+9.3%
March 2026	44	+12.7%
April 2026	39	+8.3%
12-Month Avg	31	+1.7%

Historical Days on Market Until Sale



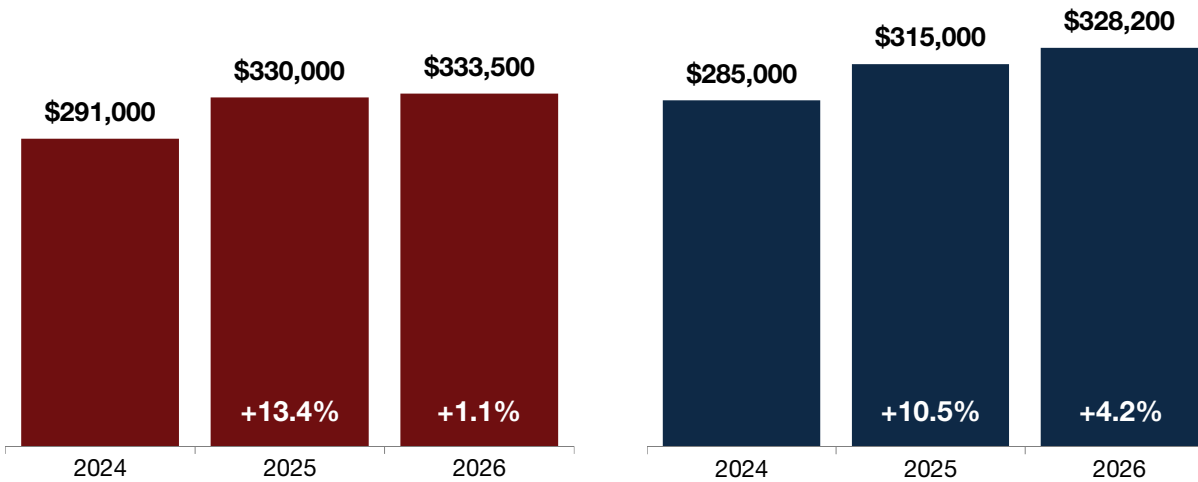
Median Sales Price

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



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Year To Date



	Median Sales Price	Prior Year	Percent Change
May 2025	\$325,000	\$325,000	0.0%
June 2025	\$345,000	\$325,000	+6.2%
July 2025	\$354,500	\$335,000	+5.8%
August 2025	\$356,250	\$318,450	+11.9%
September 2025	\$340,000	\$320,000	+6.3%
October 2025	\$342,000	\$320,000	+6.9%
November 2025	\$345,500	\$305,000	+13.3%
December 2025	\$330,000	\$320,000	+3.1%
January 2026	\$325,000	\$305,000	+6.6%
February 2026	\$312,000	\$306,000	+2.0%
March 2026	\$340,000	\$310,000	+9.7%
April 2026	\$333,500	\$330,000	+1.1%
12-Month Med	\$340,000	\$320,000	+6.3%

Historical Median Sales Price



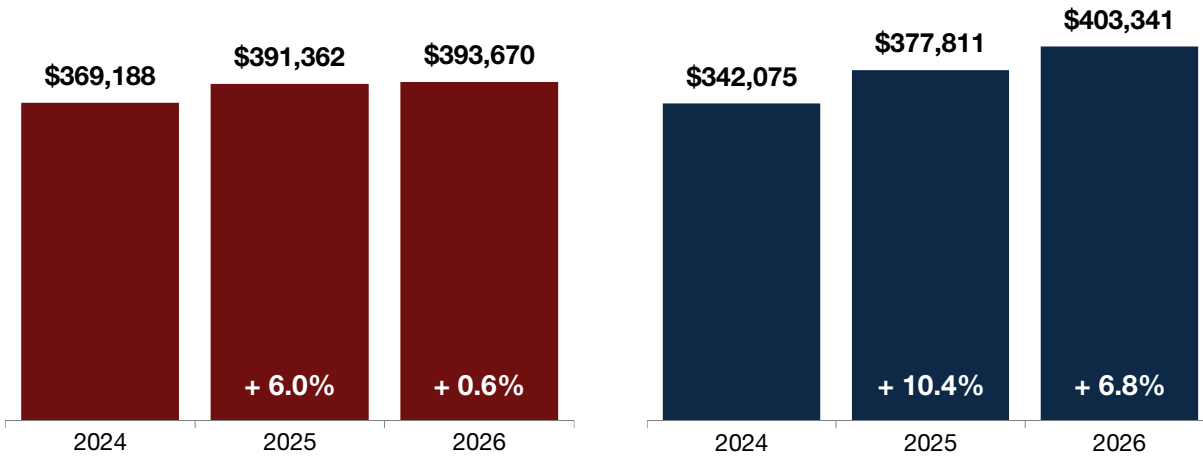
Average Sales Price

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



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	Average Sales Price	Prior Year	Percent Change
May 2025	\$390,226	\$373,204	+4.6%
June 2025	\$407,638	\$397,195	+2.6%
July 2025	\$418,196	\$380,993	+9.8%
August 2025	\$420,518	\$381,966	+10.1%
September 2025	\$412,554	\$392,023	+5.2%
October 2025	\$409,577	\$374,277	+9.4%
November 2025	\$406,971	\$372,914	+9.1%
December 2025	\$414,877	\$387,465	+7.1%
January 2026	\$407,609	\$385,205	+5.8%
February 2026	\$394,773	\$365,136	+8.1%
March 2026	\$416,262	\$366,476	+13.6%
April 2026	\$393,670	\$391,362	+0.6%
12-Month Avg	\$408,950	\$381,048	+7.3%

Historical Average Sales Price



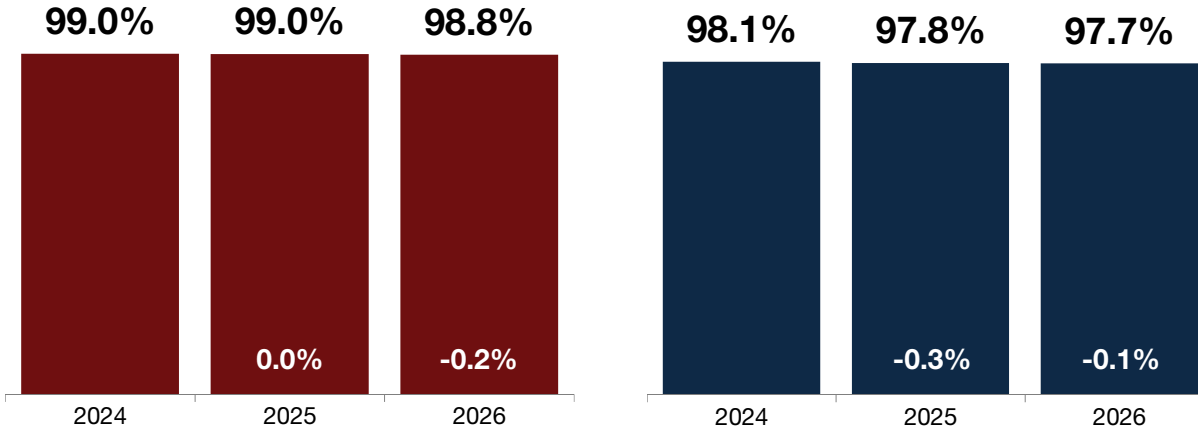
Percent of Original List Price Received

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.



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	Pct. of Orig. List Price Rec'd	Prior Year	Percent Change
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	99.1%	99.3%	-0.2%
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	96.8%	97.1%	-0.3%
March 2026	97.9%	97.8%	+0.1%
April 2026	98.8%	99.0%	-0.2%
12-Month Avg	99.0%	99.3%	-0.3%

Historical Percent of Original List Price Received



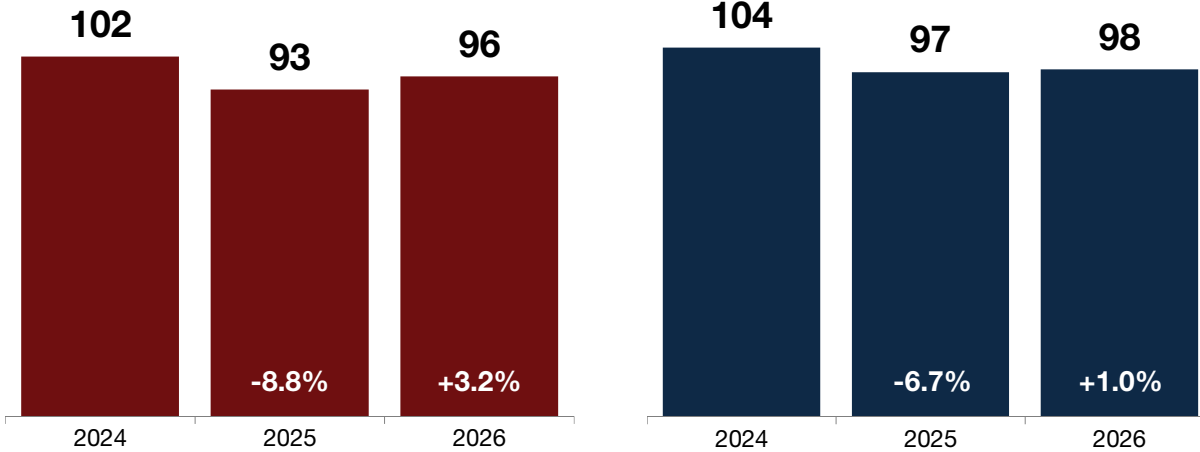
Housing Affordability Index

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.**



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	Housing Affordability Index	Prior Year	Percent Change
May 2025	94	92	+2.2%
June 2025	89	94	-5.3%
July 2025	87	92	-5.4%
August 2025	88	99	-11.1%
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%
March 2026	93	100	-7.0%
April 2026	96	93	+3.2%
12-Month Avg	94	97	-3.1%

Historical Housing Affordability Index

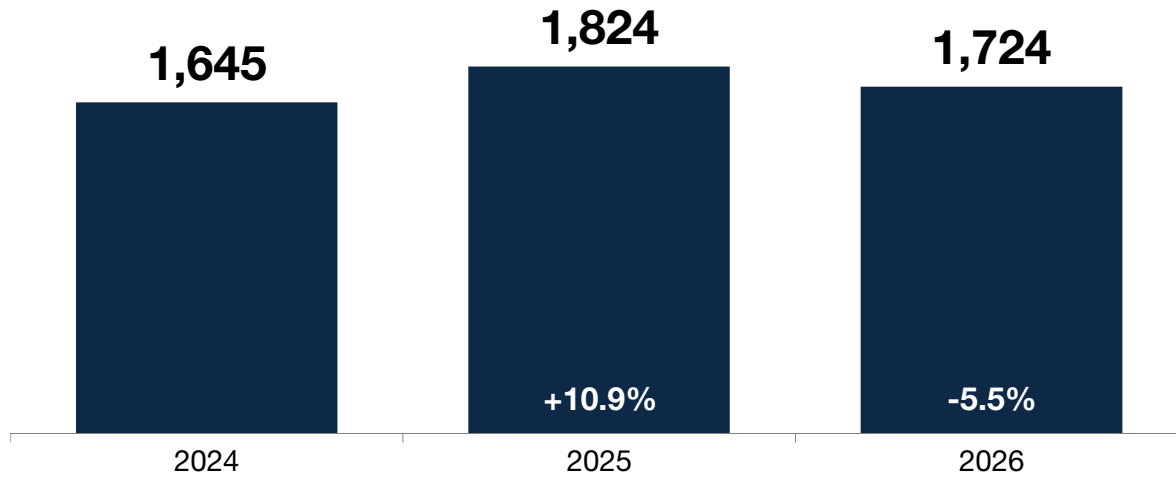


Inventory of Homes for Sale

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

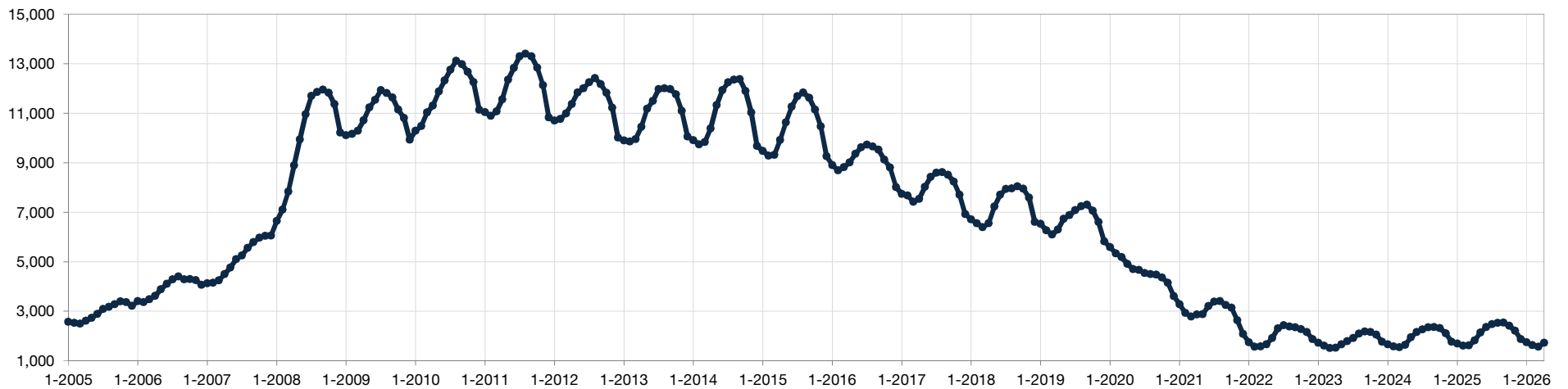


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Inventory of Homes for Sale	Prior Year	Percent Change
May 2025	1,947	+9.8%
June 2025	2,163	+8.9%
July 2025	2,261	+9.4%
August 2025	2,351	+7.6%
September 2025	2,363	+7.7%
October 2025	2,318	+4.2%
November 2025	2,110	+4.6%
December 2025	1,769	+5.6%
January 2026	1,690	+3.0%
February 2026	1,611	+1.0%
March 2026	1,620	-3.6%
April 2026	1,824	-5.5%
12-Month Avg	2,099	+4.4%

Historical Inventory of Homes for Sale

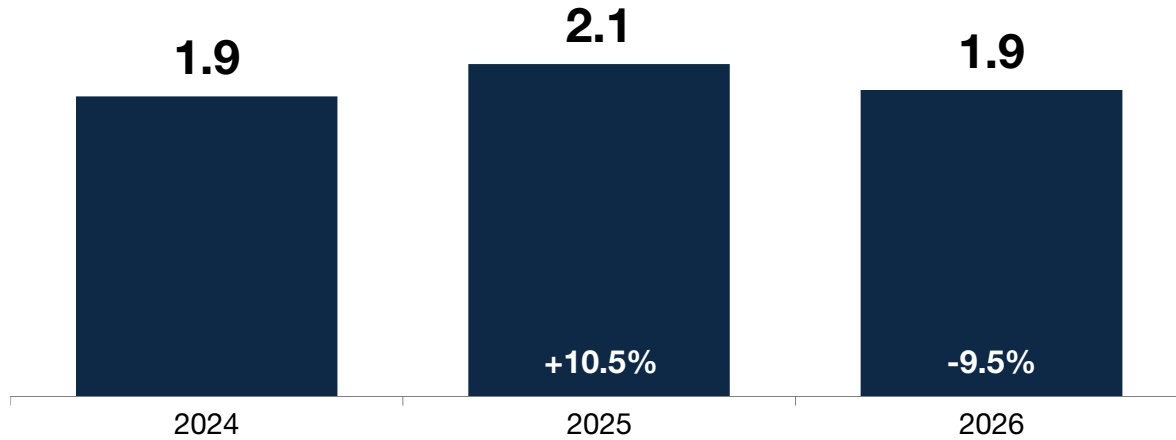


Months Supply of Inventory

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.



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Months Supply of Inventory		Prior Year	Percent Change
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	2.8	2.7	+3.7%
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	2.0	1.9	+5.3%
February 2026	1.8	1.9	-5.3%
March 2026	1.8	1.9	-5.3%
April 2026	1.9	2.1	-9.5%
12-Month Avg	2.4	2.3	+4.3%

Historical Months Supply of Inventory

