

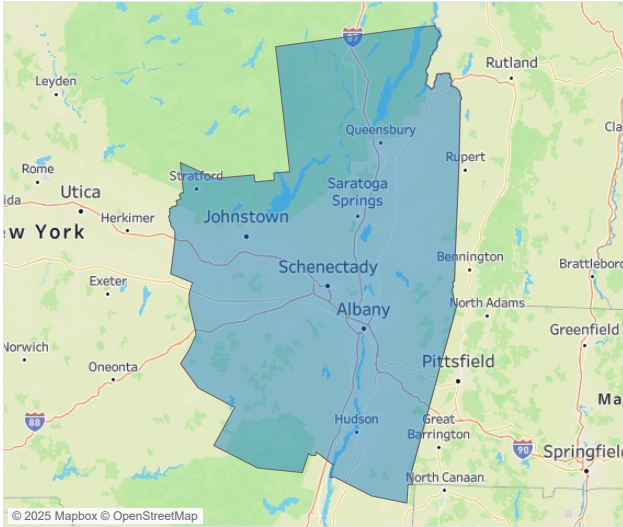


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Albany
May 2025

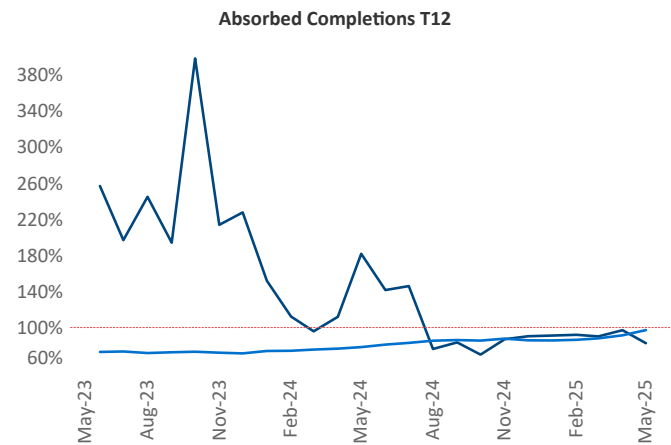
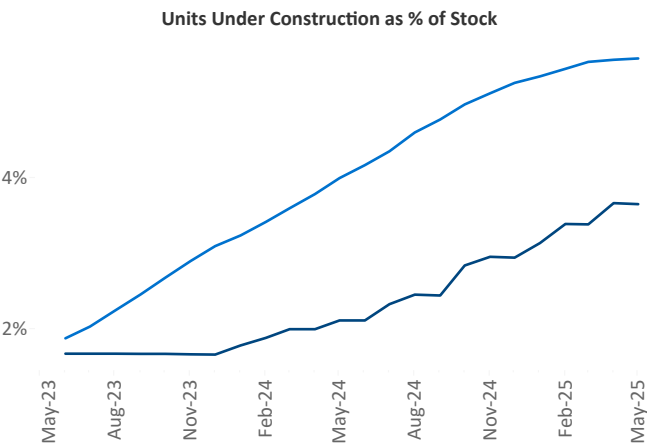
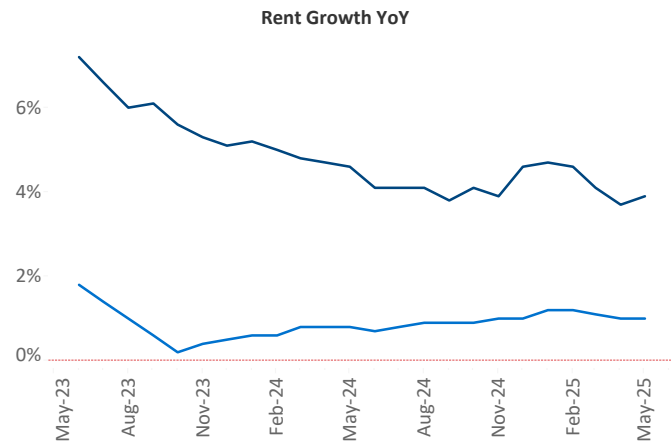
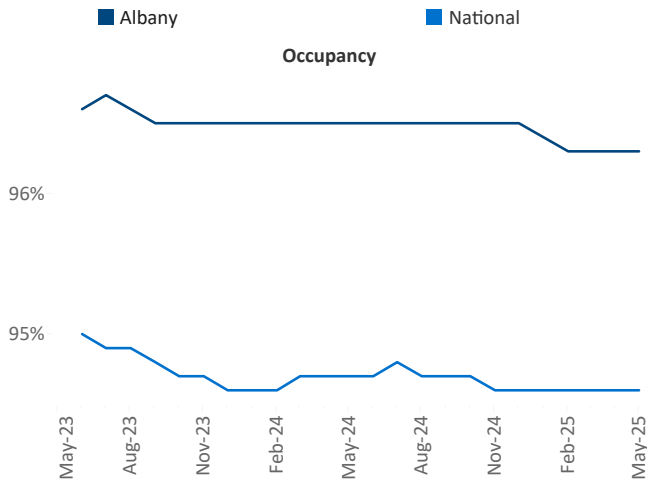


Albany is the **66th** largest multifamily market with **60,368** completed units and **21,245** units in development, **2,206** of which have already broken ground.

Advertised rents are at **\$1,642**, up **3.9% ▲** from the previous year placing Albany at **18th** overall in year-over-year rent growth.

Multifamily housing demand has been positive with **1,747 ▲** units absorbed over the past twelve months. Absorption decreased by **-30 ▼** units from the previous year's absorption gain of **1,777 ▲** units.

Employment in Albany has grown by **1.1% ▲** over the past 12 months, while hourly wages have risen by **1.0% ▲** YoY to **\$36.11** according to the *Bureau of Labor Statistics*.



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