

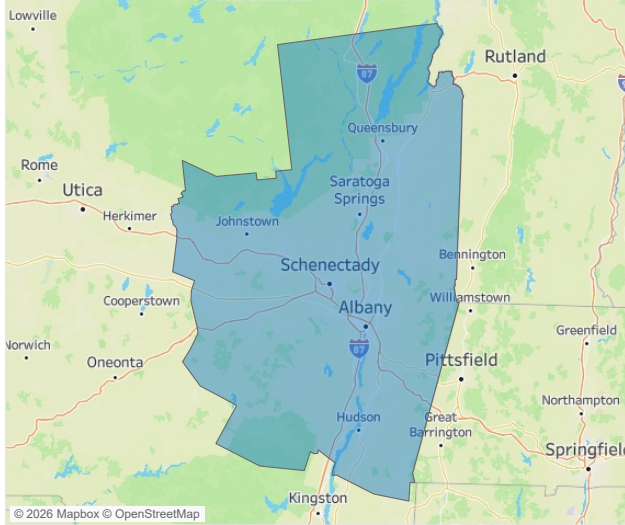


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Albany
January 2026

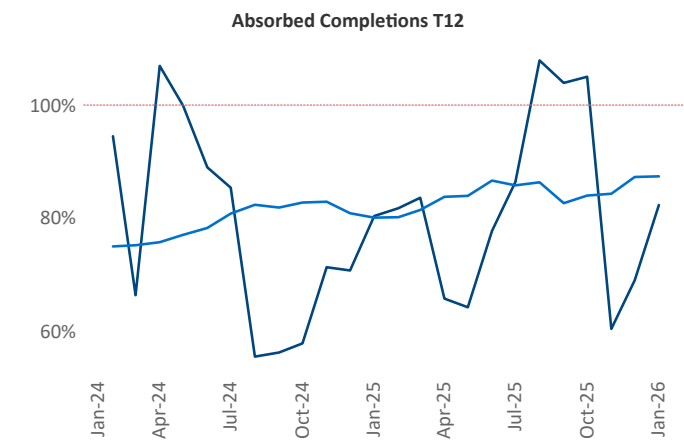
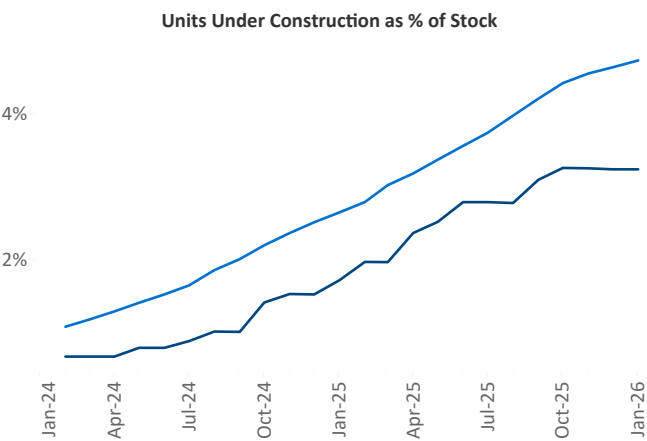
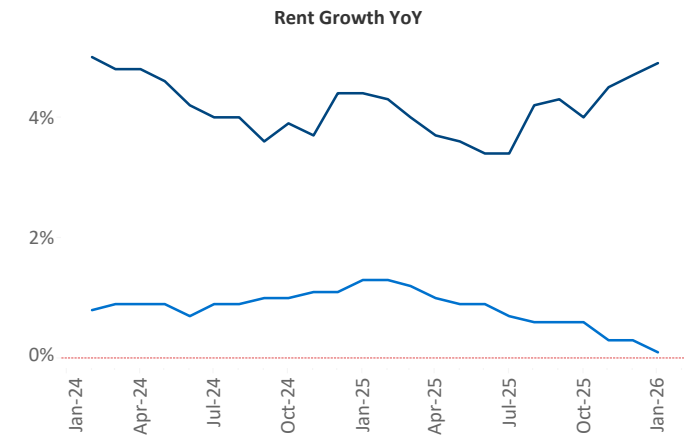
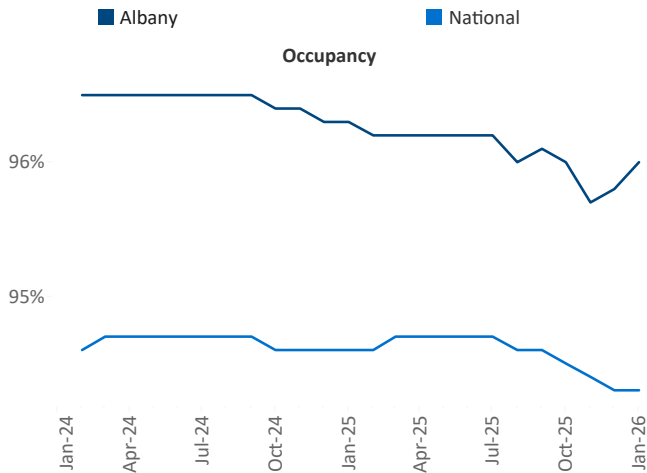


Albany is the **67th** largest multifamily market with **61,584** completed units and **23,094** units in development, **2,002** of which have already broken ground.

Advertised **rents** are at **\$1,704**, up **4.9%** ▲ from the previous year placing Albany at **2nd** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **1,248** ▲ units absorbed over the past twelve months. Absorption decreased by **-419** ▼ units from the previous year's absorption gain of **1,667** ▲ units.

Employment in Albany has grown by **1.1%** ▲ over the past 12 months, while hourly wages have risen by **0.6%** ▲ YoY to **\$36.11** according to the *Bureau of Labor Statistics*.



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