

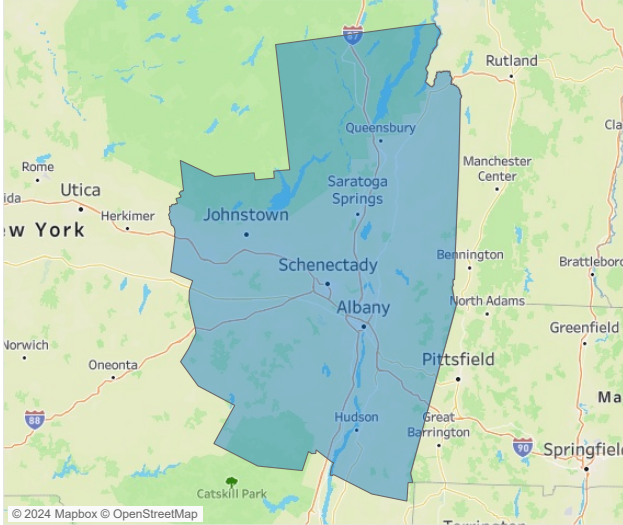


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

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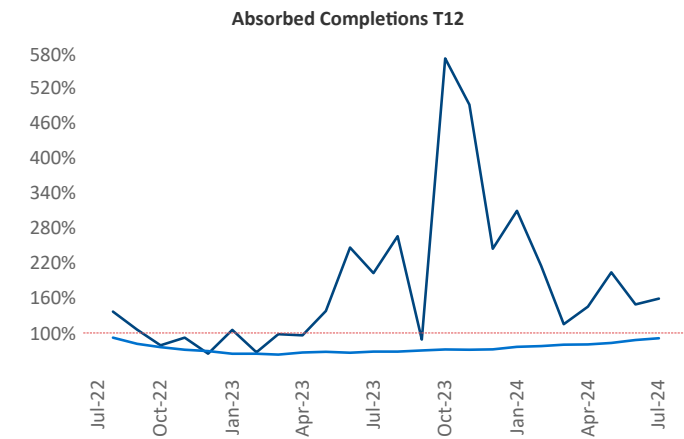
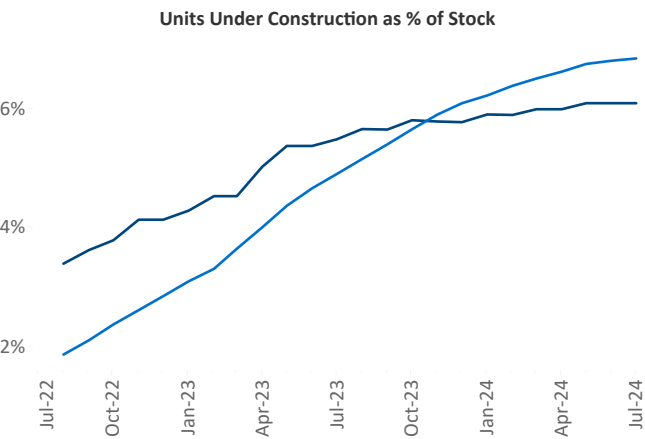
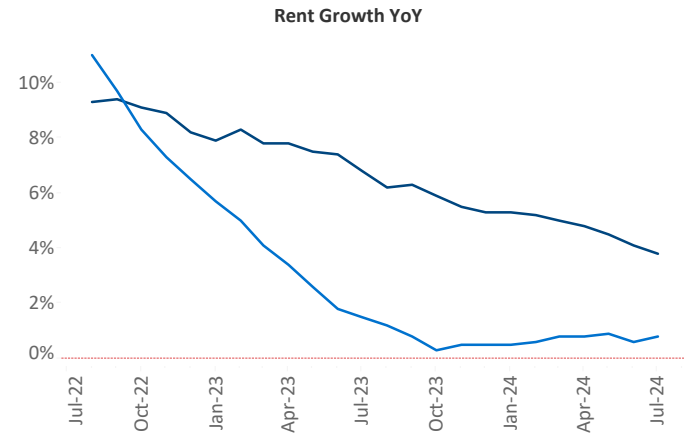
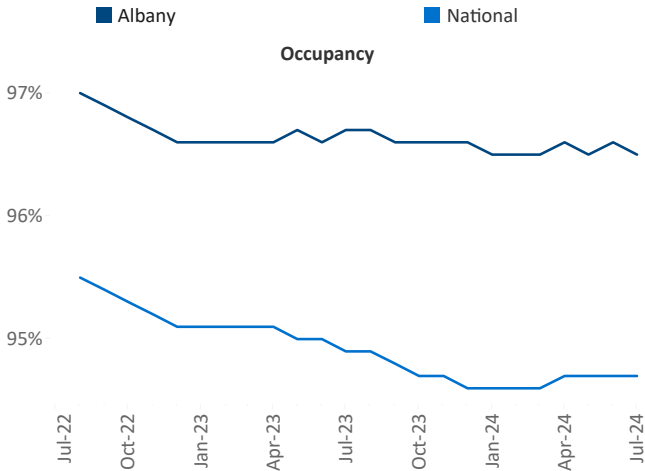


Albany is the **66th** largest multifamily market with **58,085** completed units and **22,510** units in development, **3,546** of which have already broken ground.

Advertised rents are at **\$1,572**, up **3.8%** ▲ from the previous year placing Albany at **20th** overall in year-over-year rent growth.

Multifamily housing demand has been positive with **829** ▲ net units absorbed over the past twelve months. This is up **480** ▲ units from the previous year's gain of **349** ▲ absorbed units.

Employment in Albany has grown by **2.3%** ▲ over the past 12 months, while hourly wages have risen by **2.2%** ▲ YoY to **\$35.64** according to the *Bureau of Labor Statistics*.



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