

Local Market Update – February 2025

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



+ 50.0%

- 33.3%

+ 43.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

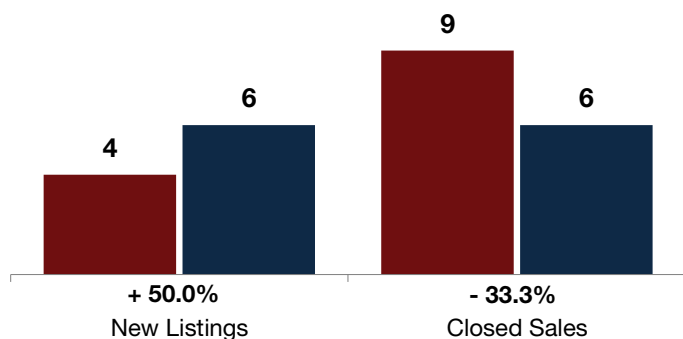
City of Cohoes

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	6	+ 50.0%	9	18	+ 100.0%
Closed Sales	9	6	- 33.3%	15	13	- 13.3%
Median Sales Price*	\$245,000	\$352,500	+ 43.9%	\$203,000	\$290,900	+ 43.3%
Percent of Original List Price Received*	97.9%	99.6%	+ 1.7%	95.2%	99.4%	+ 4.4%
Days on Market Until Sale	25	20	- 23.0%	32	18	- 42.4%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.4	0.3	- 17.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

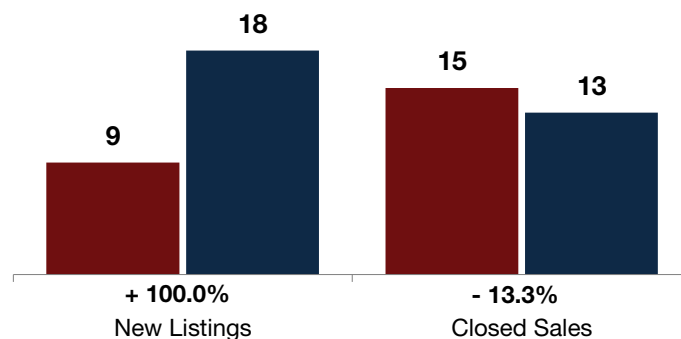
February

■ 2024 ■ 2025

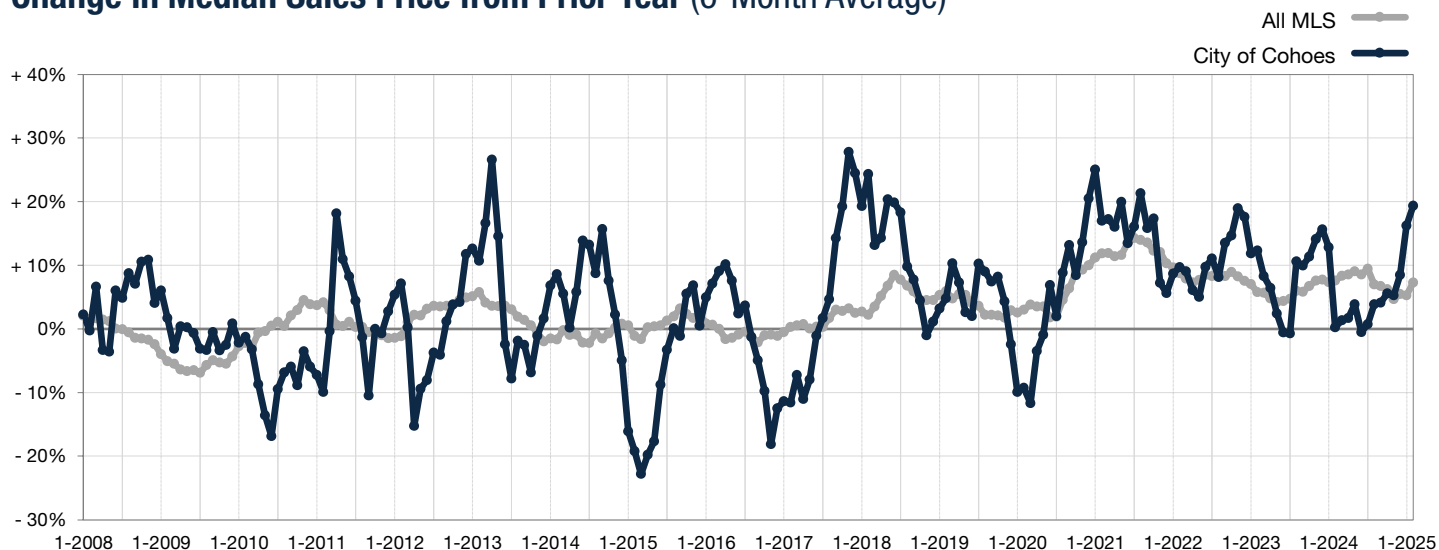


Year to Date

■ 2024 ■ 2025



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.