

Local Market Update – May 2025

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



- 40.0%

- 25.0%

- 5.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

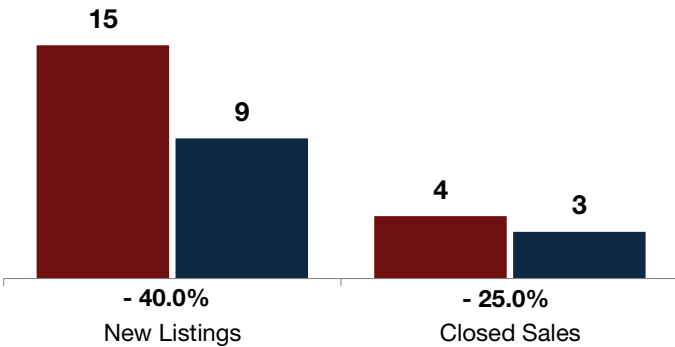
City of Cohoes

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	15	9	- 40.0%	43	49	+ 14.0%
Closed Sales	4	3	- 25.0%	30	40	+ 33.3%
Median Sales Price*	\$236,750	\$224,900	- 5.0%	\$235,000	\$270,800	+ 15.2%
Percent of Original List Price Received*	105.9%	100.3%	- 5.2%	97.9%	98.2%	+ 0.4%
Days on Market Until Sale	8	12	+ 54.2%	26	19	- 25.9%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.6	0.8	- 52.5%	--	--	--

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

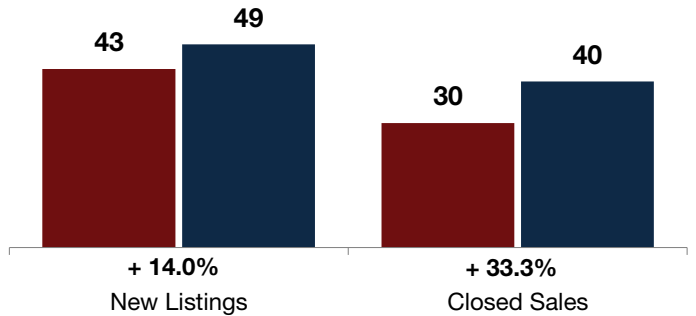
May

■ 2024 ■ 2025

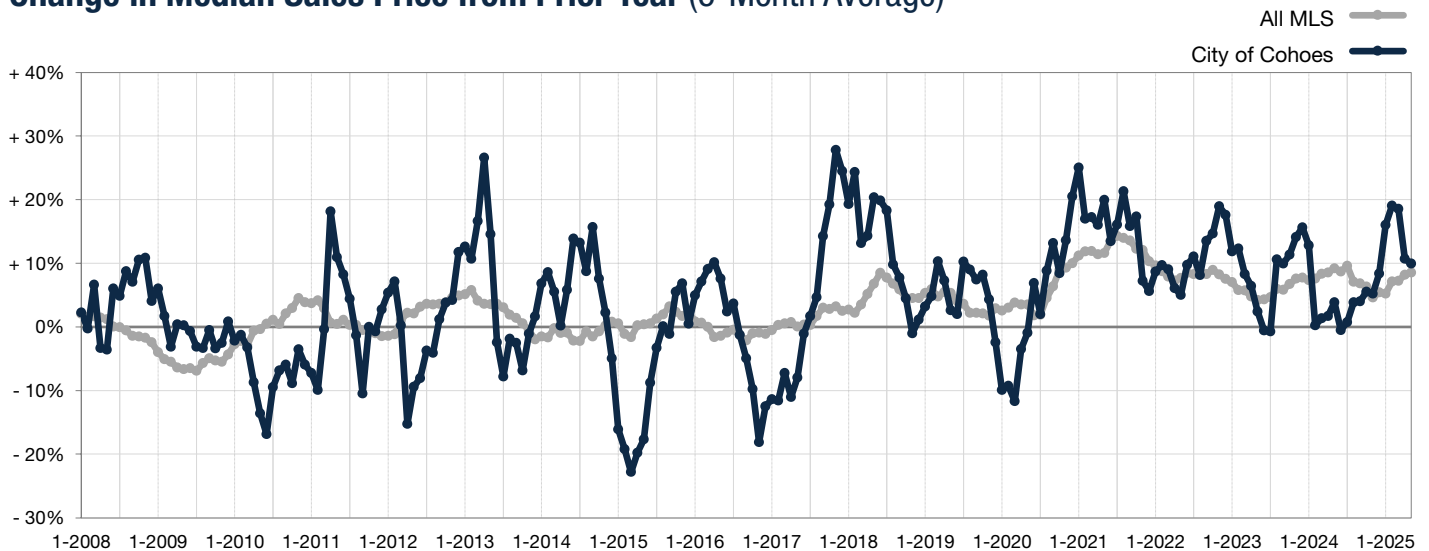


Year to Date

■ 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.