

# Local Market Update – June 2025

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



**+ 112.5%**

**- 46.2%**

**+ 1.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	8	17	+ 112.5%	51	68	+ 33.3%
Closed Sales	13	7	- 46.2%	43	47	+ 9.3%
Median Sales Price*	\$272,000	\$275,000	+ 1.1%	\$245,500	\$272,600	+ 11.0%
Percent of Original List Price Received*	108.1%	104.1%	- 3.7%	100.8%	99.1%	- 1.7%
Days on Market Until Sale	6	9	+ 65.1%	20	18	- 10.3%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 23.9%	--	--	--

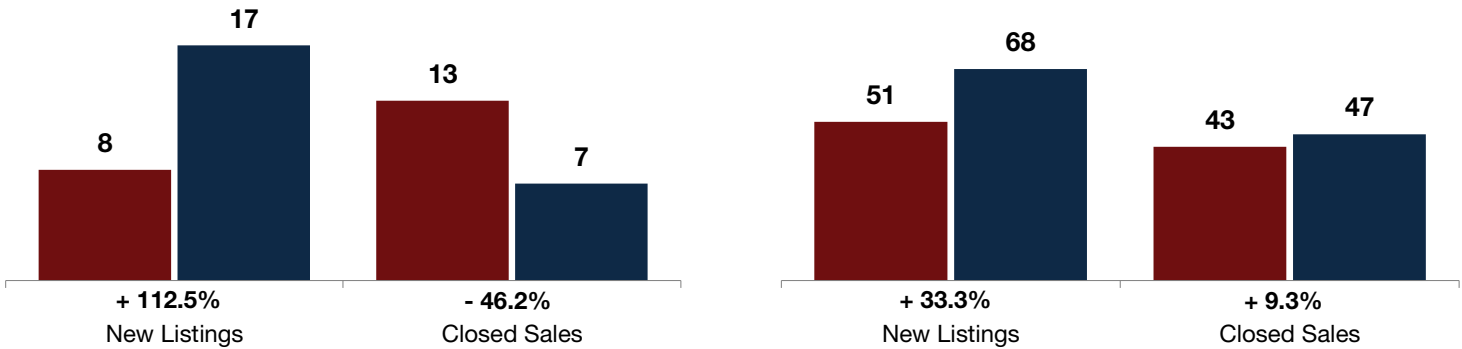
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

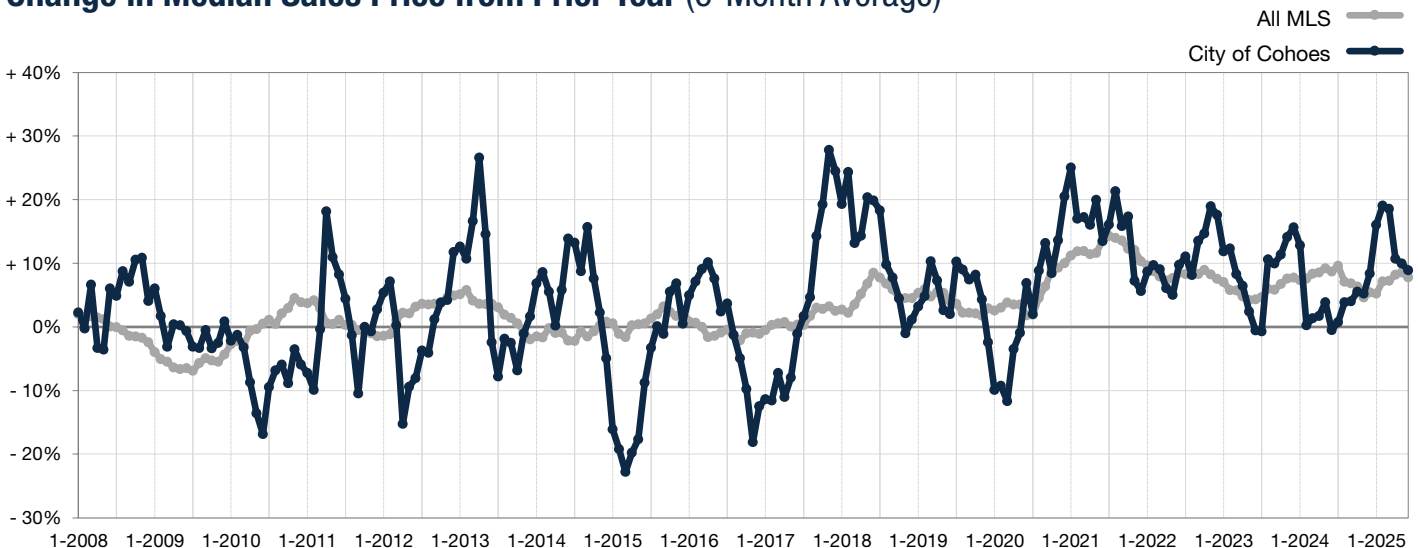
■ 2024 ■ 2025

### 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.