

# Local Market Update – July 2025

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



**- 27.3%**

**- 20.0%**

**+ 4.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	11	8	- 27.3%	62	76	+ 22.6%
Closed Sales	10	8	- 20.0%	53	57	+ 7.5%
Median Sales Price*	\$272,500	<b>\$283,615</b>	+ 4.1%	\$248,500	<b>\$272,000</b>	+ 9.5%
Percent of Original List Price Received*	102.2%	<b>102.9%</b>	+ 0.7%	101.1%	<b>99.5%</b>	- 1.5%
Days on Market Until Sale	17	<b>11</b>	- 39.7%	19	<b>16</b>	- 15.9%
Inventory of Homes for Sale	11	<b>12</b>	+ 9.1%	--	--	--
Months Supply of Inventory	1.5	<b>1.3</b>	- 11.1%	--	--	--

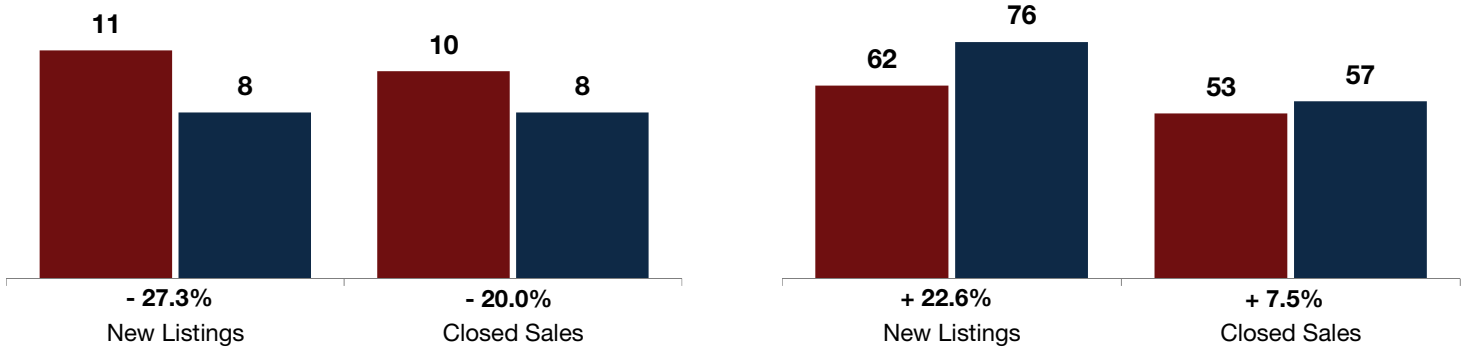
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

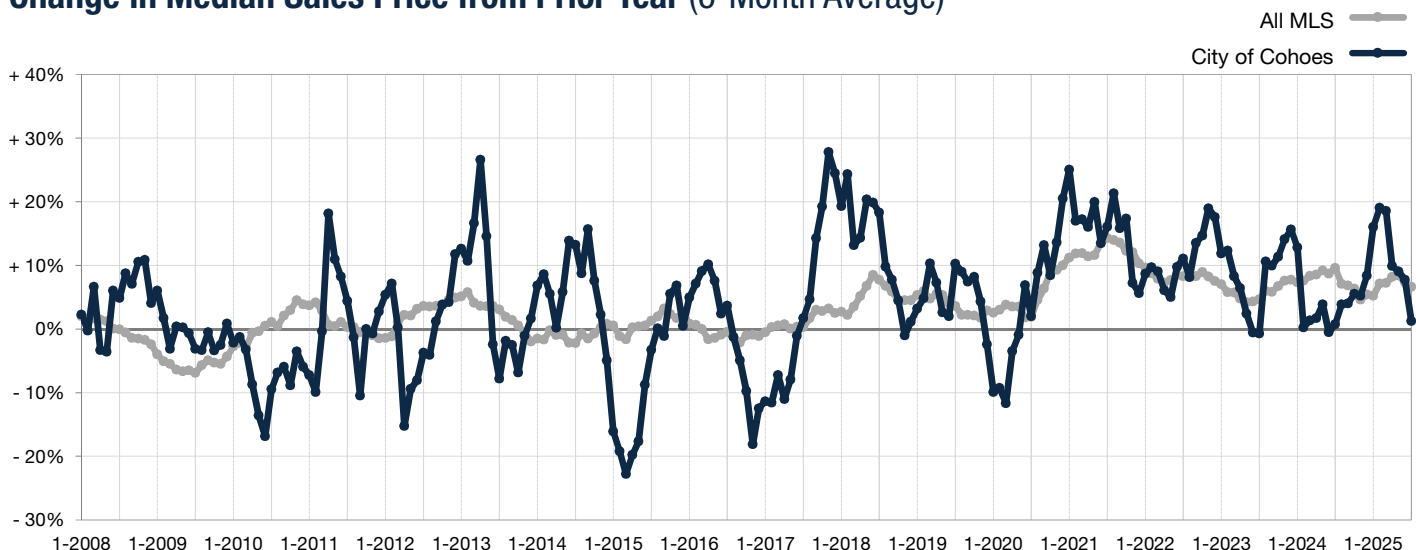
■ 2024 ■ 2025

### 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.