

Local Market Update – August 2025

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



- 41.2%

+ 28.6%

- 13.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

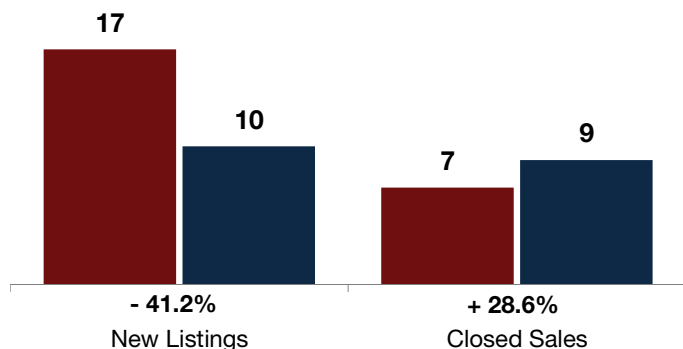
City of Cohoes

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	17	10	- 41.2%	79	85	+ 7.6%
Closed Sales	7	9	+ 28.6%	60	66	+ 10.0%
Median Sales Price*	\$340,000	\$295,000	- 13.2%	\$250,000	\$273,800	+ 9.5%
Percent of Original List Price Received*	105.3%	101.5%	- 3.6%	101.6%	99.8%	- 1.7%
Days on Market Until Sale	9	21	+ 124.8%	18	17	- 7.2%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.5	1.5	+ 5.1%	--	--	--

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

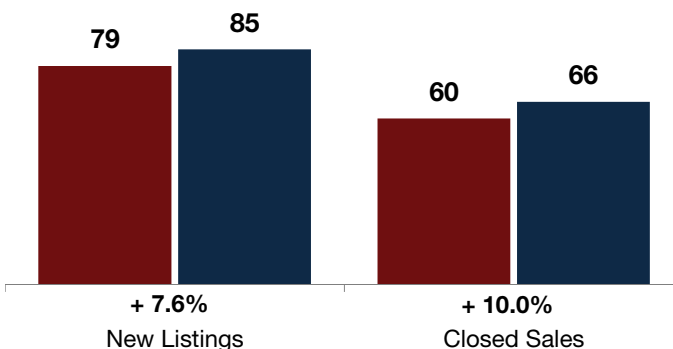
August

■ 2024 ■ 2025

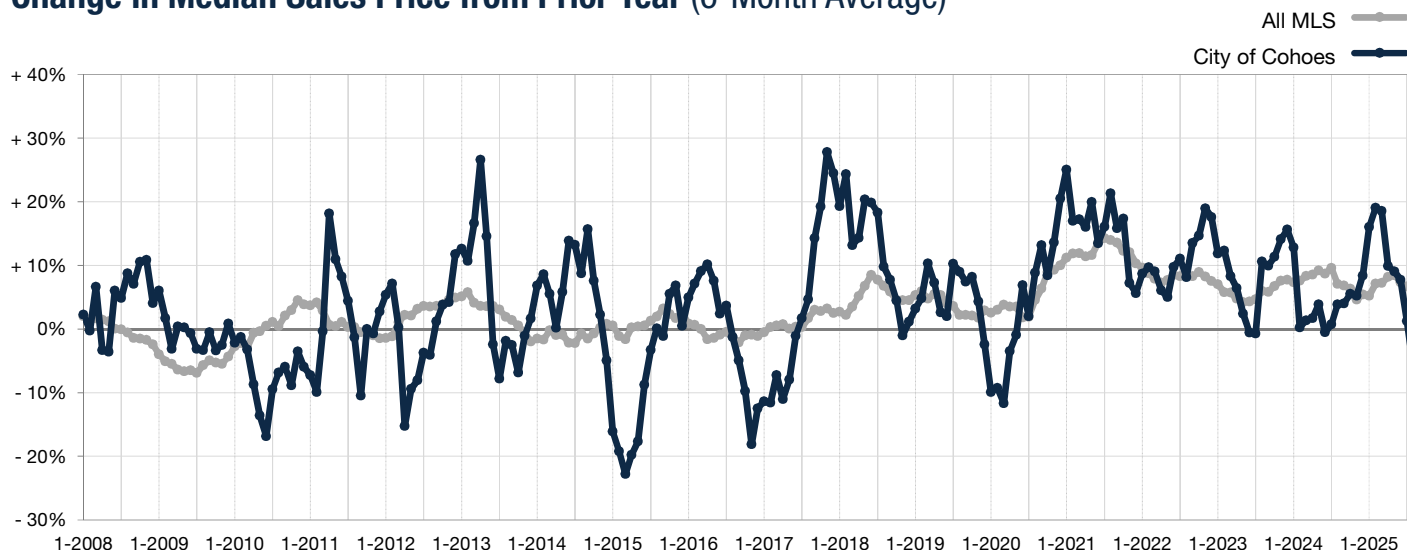


Year to Date

■ 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.