

Local Market Update – September 2025

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



+ 33.3%

- 27.3%

- 6.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	9	12	+ 33.3%	88	98	+ 11.4%
Closed Sales	11	8	- 27.3%	71	75	+ 5.6%
Median Sales Price*	\$265,000	\$247,000	- 6.8%	\$255,000	\$272,600	+ 6.9%
Percent of Original List Price Received*	104.0%	95.2%	- 8.5%	101.9%	99.4%	- 2.5%
Days on Market Until Sale	6	26	+ 320.6%	16	18	+ 8.2%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 46.7%	--	--	--

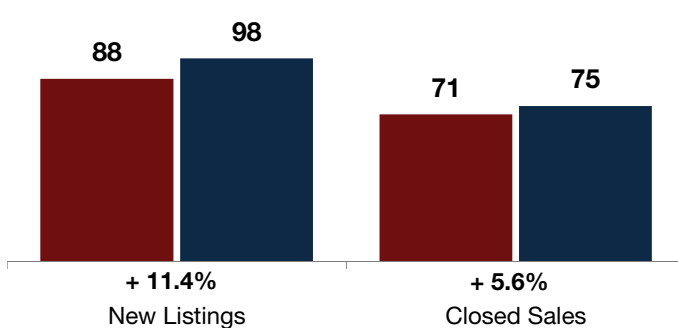
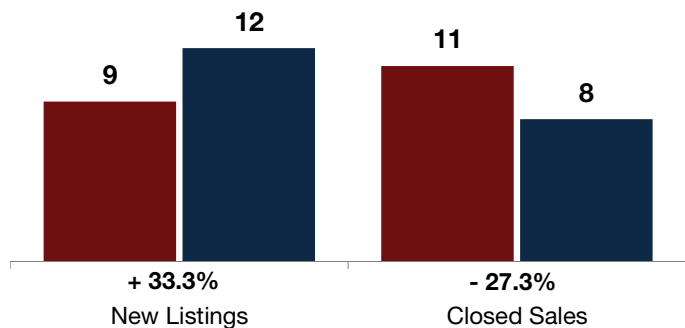
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

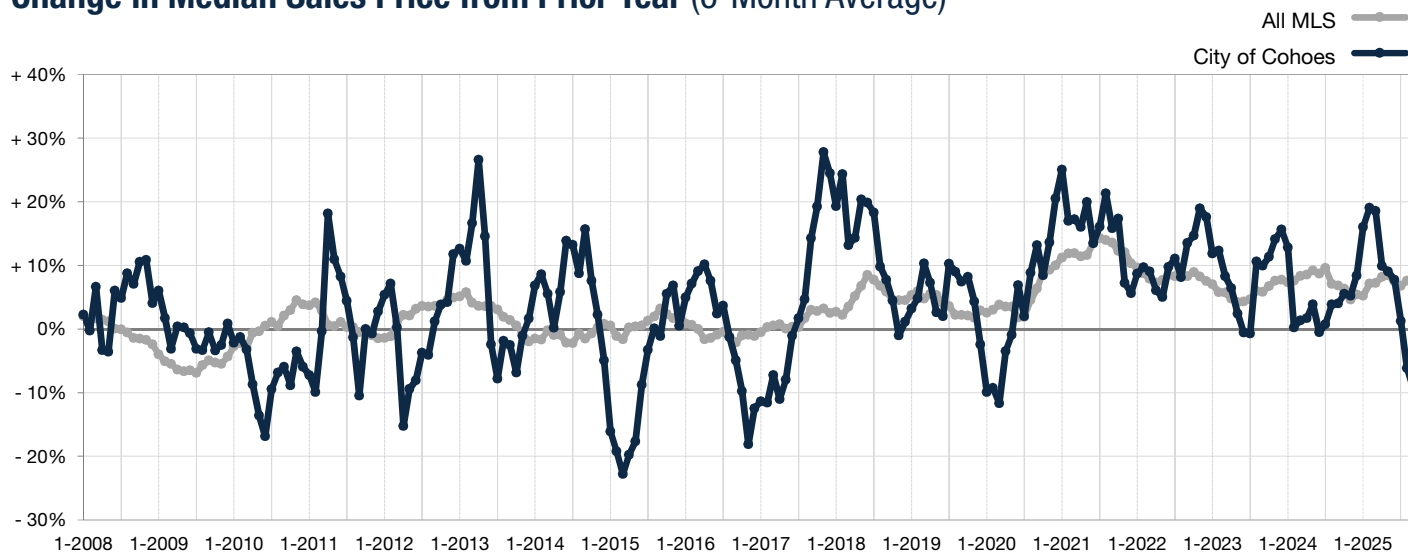
■ 2024 ■ 2025

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.