

Local Market Update – October 2025

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



+ 23.1%

- 54.5%

+ 6.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

October

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	16	+ 23.1%	101	113	+ 11.9%
Closed Sales	11	5	- 54.5%	82	80	- 2.4%
Median Sales Price*	\$295,000	\$315,000	+ 6.8%	\$260,000	\$277,500	+ 6.7%
Percent of Original List Price Received*	100.3%	99.4%	- 0.9%	101.7%	99.5%	- 2.2%
Days on Market Until Sale	9	41	+ 342.1%	15	19	+ 24.5%
Inventory of Homes for Sale	11	19	+ 72.7%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 83.5%	--	--	--

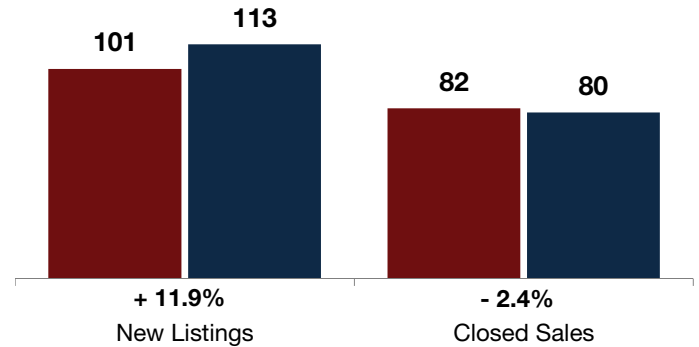
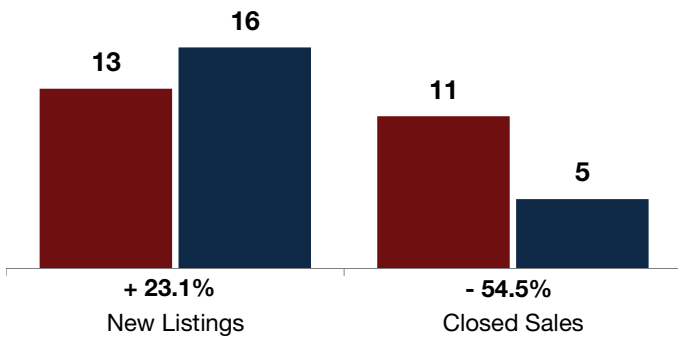
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

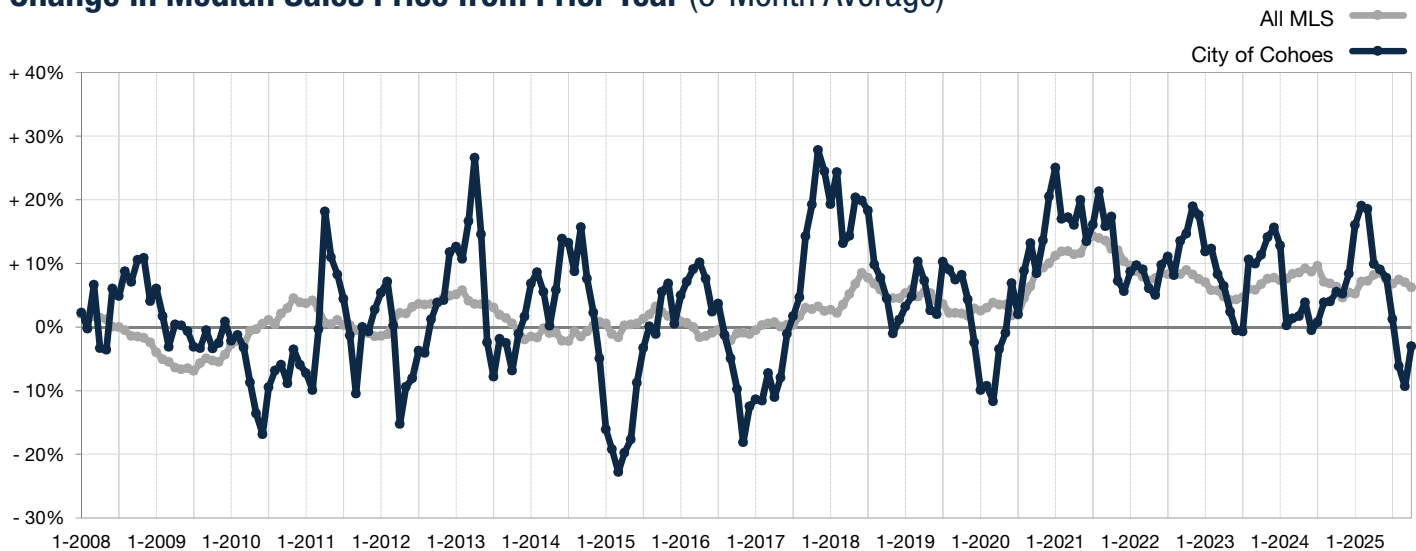
■ 2024 ■ 2025

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.