

# Local Market Update – November 2025

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



**- 58.3%**

**- 12.5%**

**+ 2.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

### November

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	12	5	- 58.3%	113	118	+ 4.4%
Closed Sales	8	7	- 12.5%	90	87	- 3.3%
Median Sales Price*	\$244,500	\$250,000	+ 2.2%	\$258,000	\$275,000	+ 6.6%
Percent of Original List Price Received*	101.4%	99.4%	- 2.0%	101.7%	99.5%	- 2.2%
Days on Market Until Sale	18	14	- 20.1%	16	19	+ 20.2%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 45.9%	--	--	--

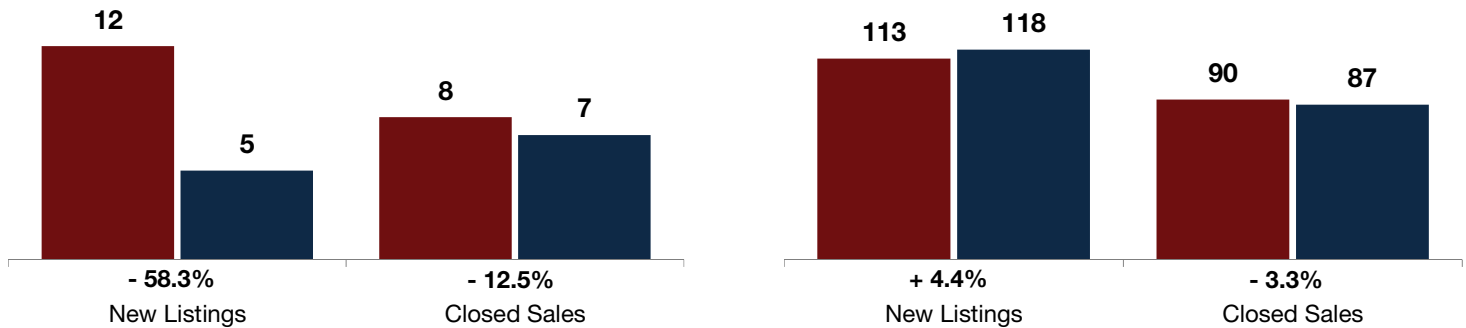
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

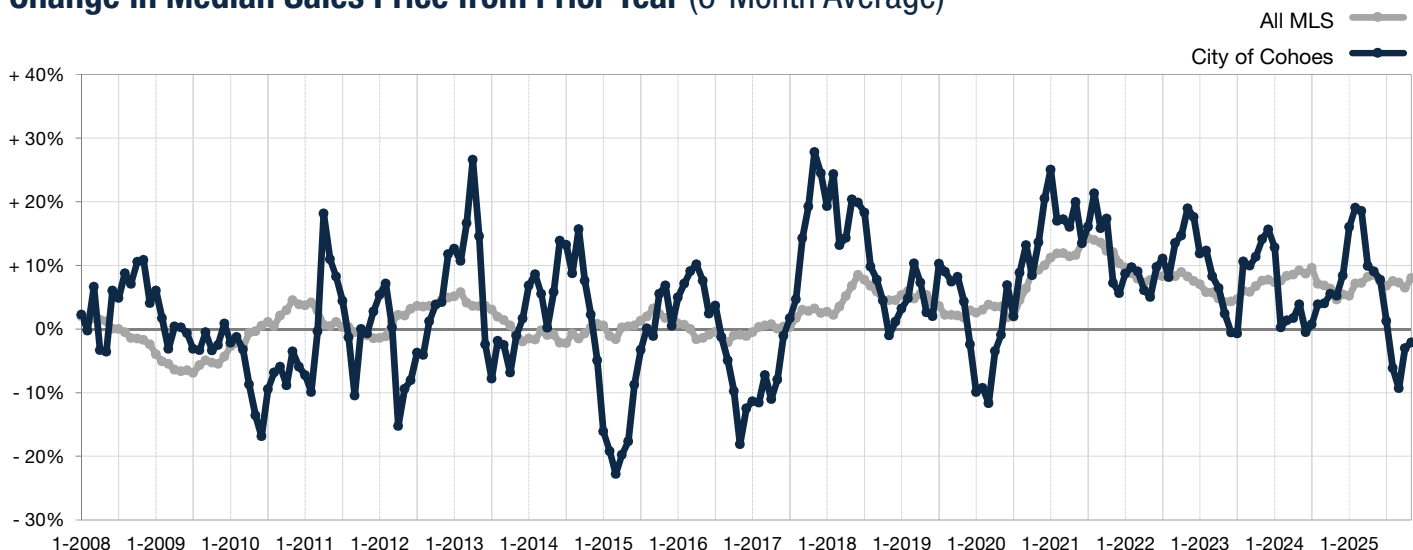
■ 2024 ■ 2025

### 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.