

Local Market Update – December 2025

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



City of Cohoes

+ 400.0%

0.0%

- 4.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

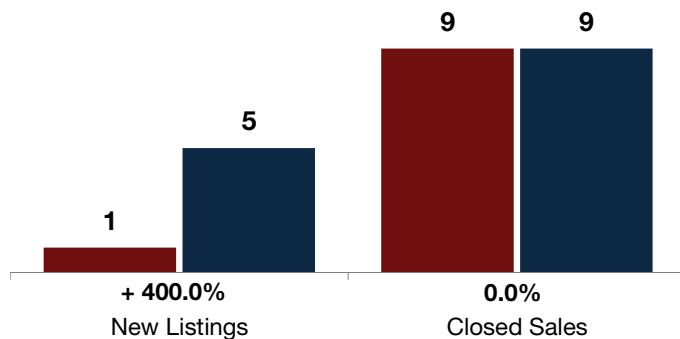
Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	1	5	+ 400.0%	114	124	+ 8.8%
Closed Sales	9	9	0.0%	99	97	- 2.0%
Median Sales Price*	\$289,000	\$275,500	- 4.7%	\$260,000	\$275,000	+ 5.8%
Percent of Original List Price Received*	104.5%	104.1%	- 0.4%	102.0%	99.9%	- 2.0%
Days on Market Until Sale	9	13	+ 41.0%	15	18	+ 20.0%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 28.8%	--	--	--

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

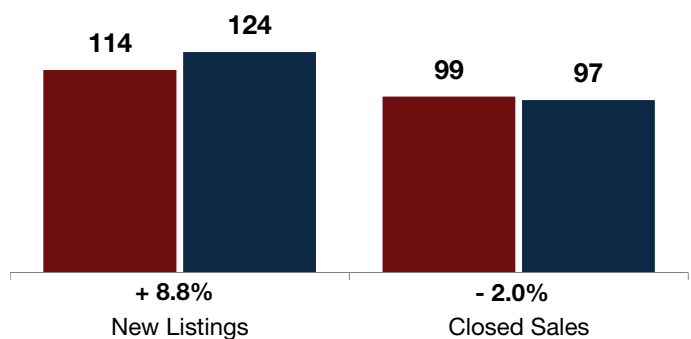
December

■ 2024 ■ 2025

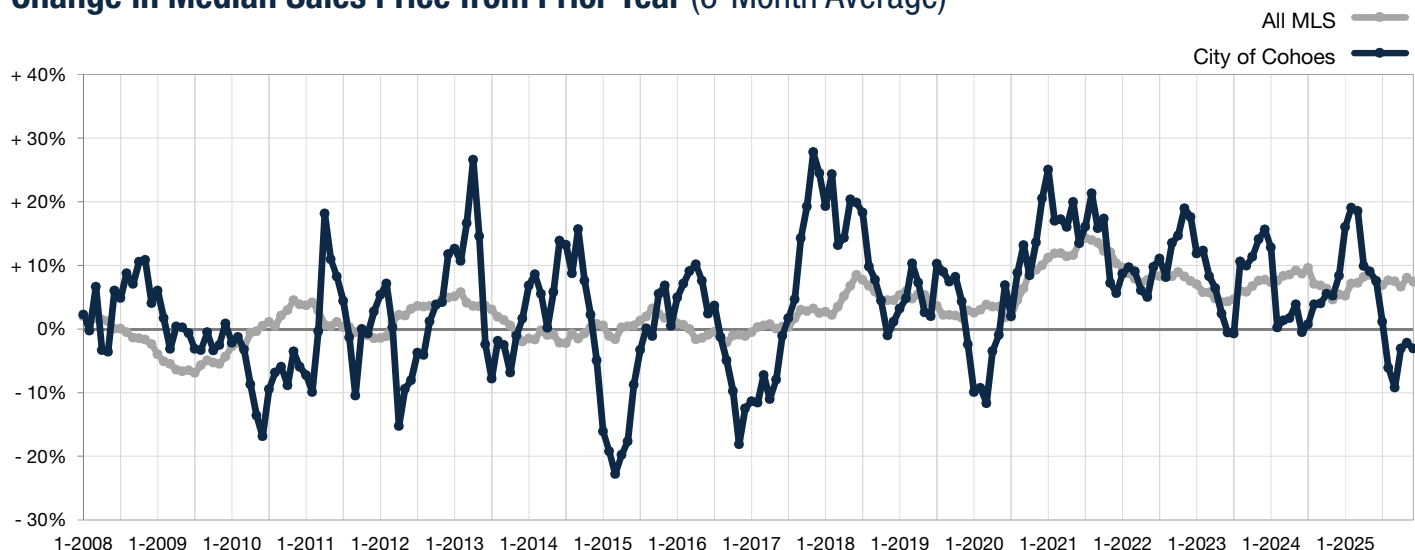


Year to Date

■ 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.