

# Local Market Update – January 2026

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



**- 38.5%**

**0.0%**

**- 5.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

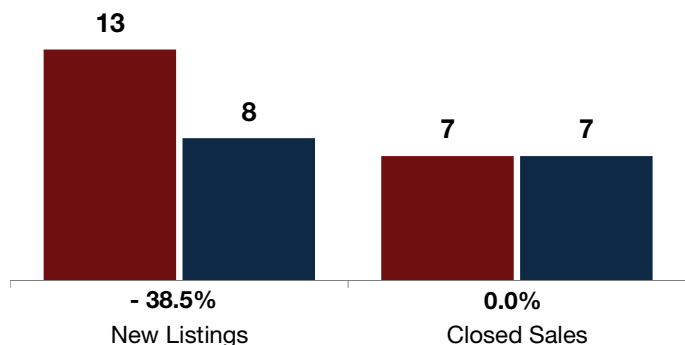
## City of Cohoes

|  | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2025      | 2026             | + / -    | 2025         | 2026             | + / -    |
| New Listings                             | 13        | 8                | - 38.5%  | 13           | 8                | - 38.5%  |
| Closed Sales                             | 7         | 7                | 0.0%     | 7            | 7                | 0.0%     |
| Median Sales Price*                      | \$280,000 | <b>\$265,000</b> | - 5.4%   | \$280,000    | <b>\$265,000</b> | - 5.4%   |
| Percent of Original List Price Received* | 99.1%     | <b>92.0%</b>     | - 7.2%   | 99.1%        | <b>92.0%</b>     | - 7.2%   |
| Days on Market Until Sale                | 17        | <b>36</b>        | + 111.8% | 17           | <b>36</b>        | + 111.8% |
| Inventory of Homes for Sale              | 12        | <b>13</b>        | + 8.3%   | --           | --               | --       |
| Months Supply of Inventory               | 1.4       | <b>1.7</b>       | + 21.4%  | --           | --               | --       |

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

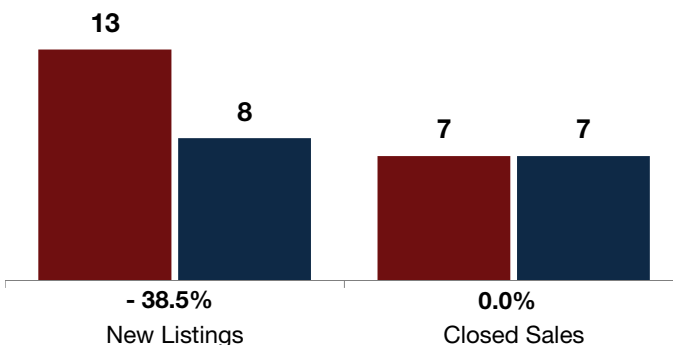
### January

■ 2025 ■ 2026

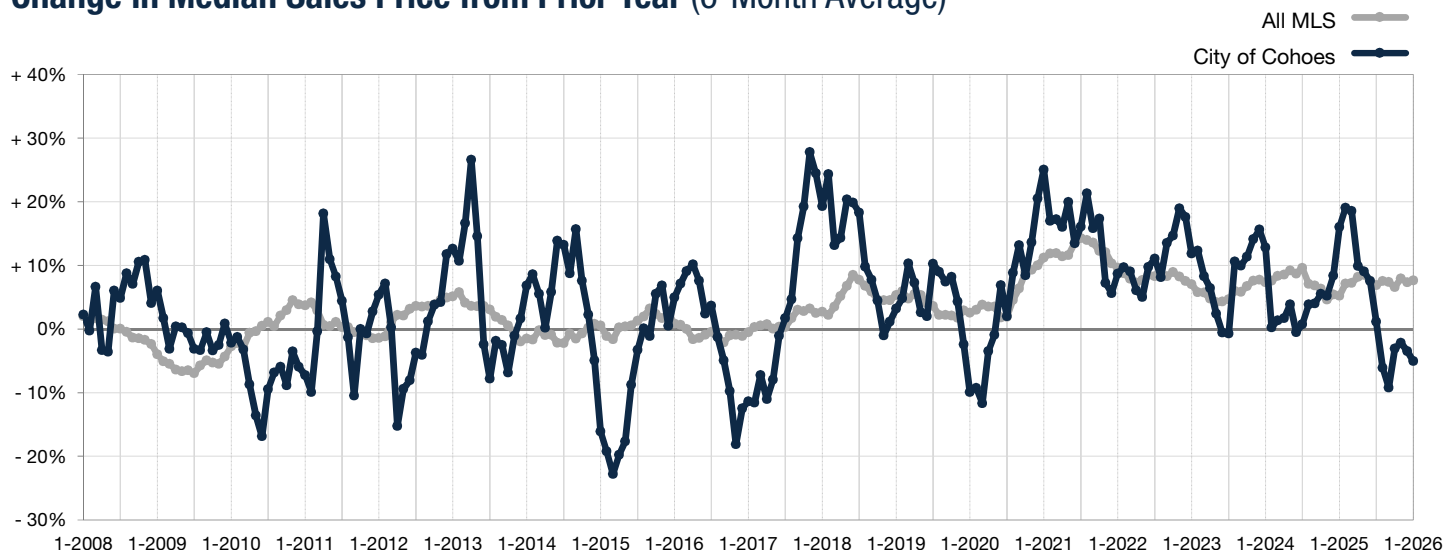


### Year to Date

■ 2025 ■ 2026



### 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.