

# Local Market Update – February 2026

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



**+ 42.9%**

**- 50.0%**

**- 26.2%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

### February

### Year to Date

	2025	2026	+ / -	2025	2026	+ / -
New Listings	7	10	+ 42.9%	20	18	- 10.0%
Closed Sales	6	3	- 50.0%	13	10	- 23.1%
Median Sales Price*	\$352,500	\$260,000	- 26.2%	\$290,900	\$262,500	- 9.8%
Percent of Original List Price Received*	99.6%	106.3%	+ 6.7%	99.4%	96.3%	- 3.1%
Days on Market Until Sale	20	6	- 67.5%	18	27	+ 49.3%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.7	+ 280.2%	--	--	--

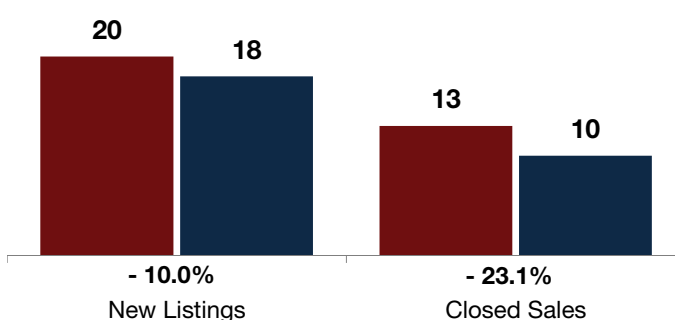
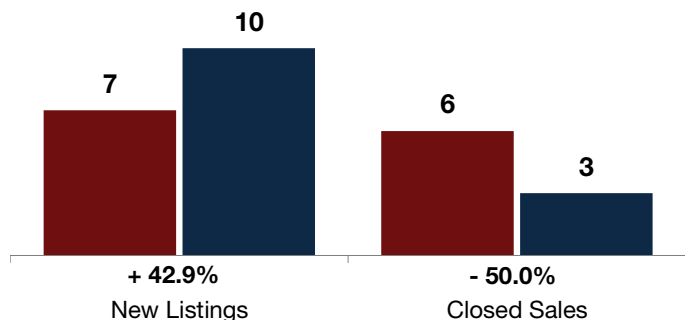
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February

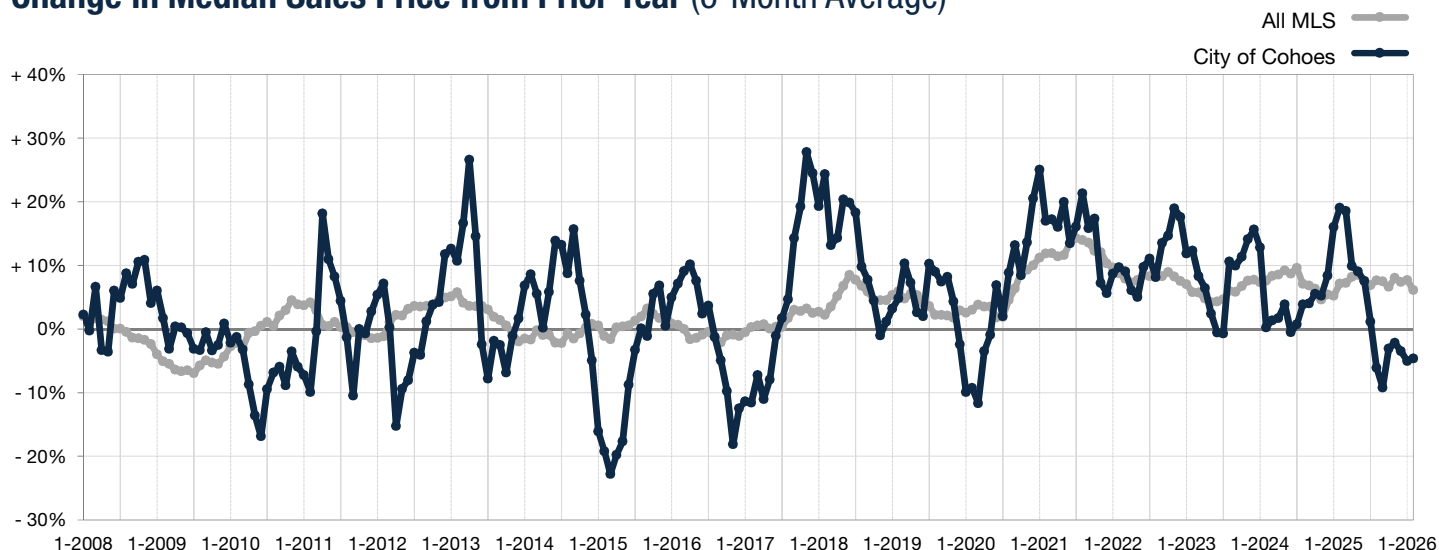
■ 2025 ■ 2026

### 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.