

Local Market Update – March 2026

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



+ 11.1%

- 69.2%

- 7.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

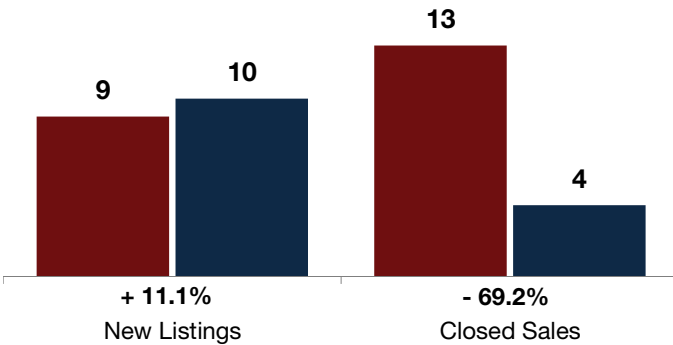
City of Cohoes

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	9	10	+ 11.1%	29	28	- 3.4%
Closed Sales	13	4	- 69.2%	26	14	- 46.2%
Median Sales Price*	\$262,800	\$242,000	- 7.9%	\$280,000	\$262,500	- 6.3%
Percent of Original List Price Received*	99.7%	92.2%	- 7.5%	99.5%	95.1%	- 4.4%
Days on Market Until Sale	15	70	+ 364.3%	17	39	+ 136.9%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 120.0%	--	--	--

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

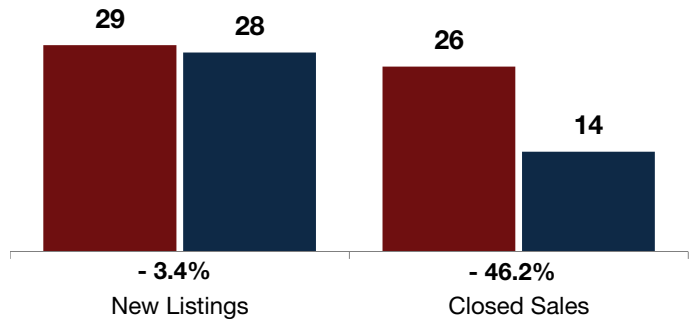
March

■ 2025 ■ 2026

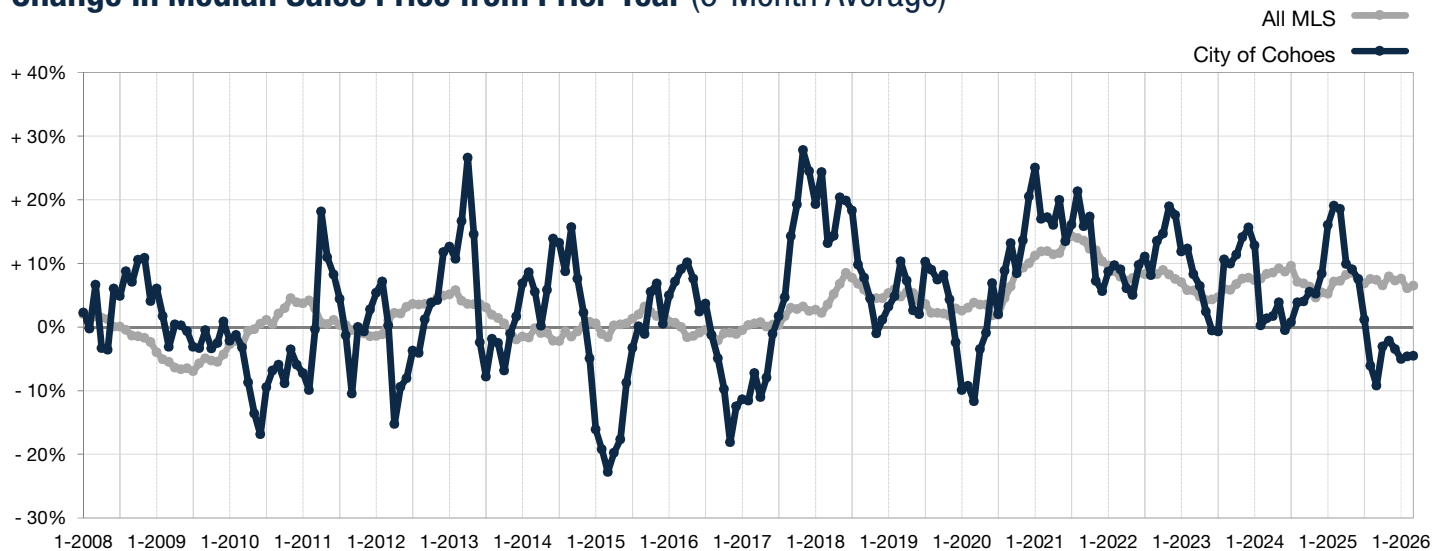


Year to Date

■ 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.