

Local Market Update – April 2026

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



- 7.7%

Change in
New Listings

- 41.7%

Change in
Closed Sales

+ 57.7%

Change in
Median Sales Price

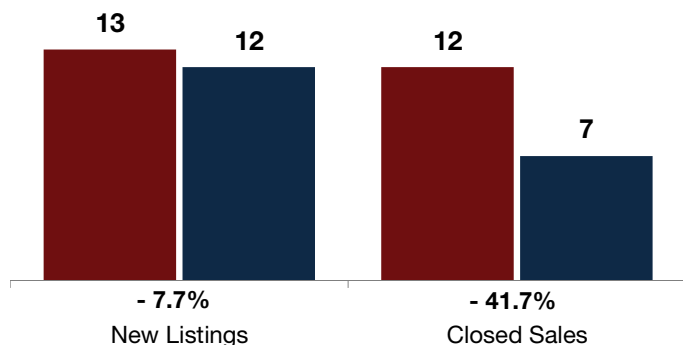
City of Cohoes

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	13	12	- 7.7%	42	41	- 2.4%
Closed Sales	12	7	- 41.7%	38	21	- 44.7%
Median Sales Price*	\$177,950	\$280,675	+ 57.7%	\$270,800	\$267,500	- 1.2%
Percent of Original List Price Received*	95.0%	95.9%	+ 1.0%	98.1%	95.4%	- 2.7%
Days on Market Until Sale	25	54	+ 112.7%	19	44	+ 128.2%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 114.3%	--	--	--

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

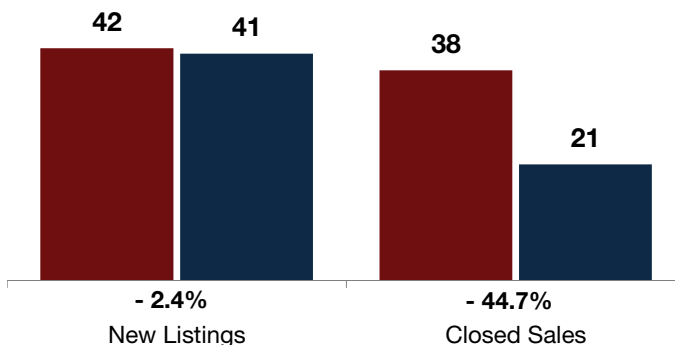
April

■ 2025 ■ 2026

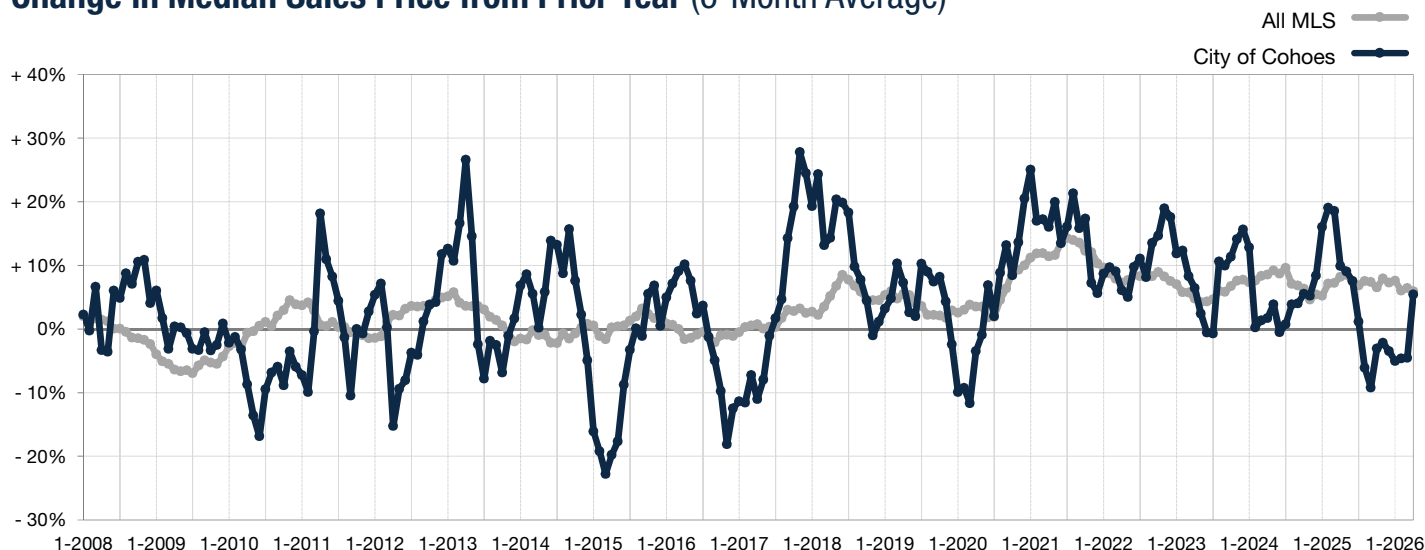


Year to Date

■ 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.