



Cohoes, New York.

Current market data.

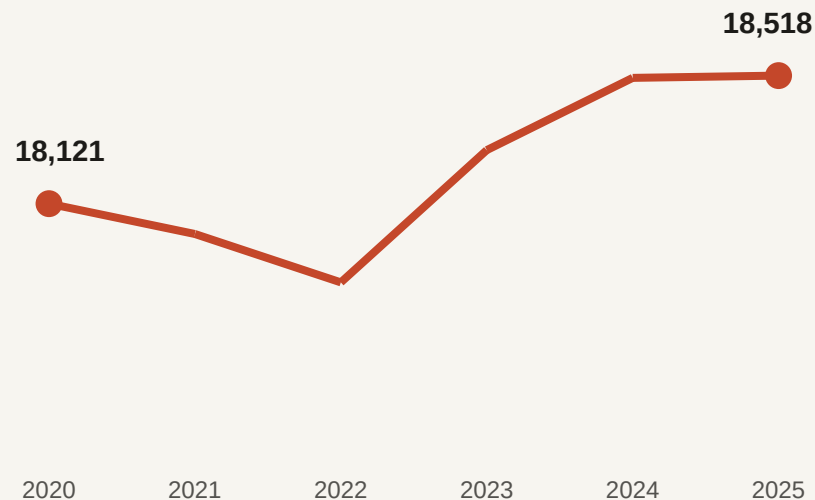
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.2% since 2020.

18,518

people, the 47th-largest of New York's cities and towns.

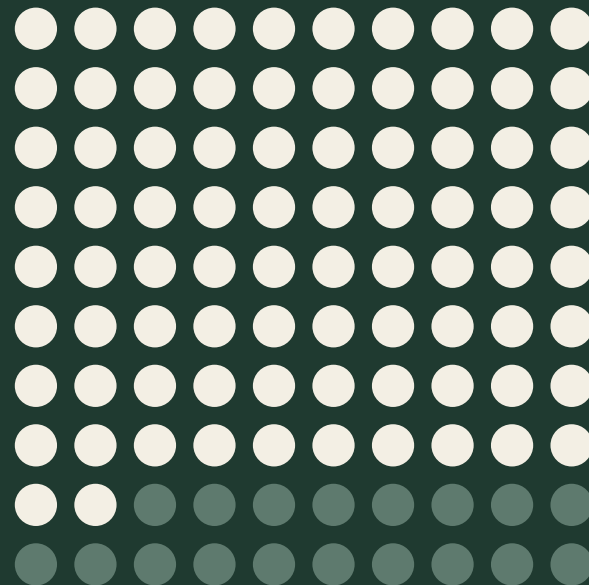


THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

82.3%

of 3,319 jobs located in Cohoes are filled by in-commuters.



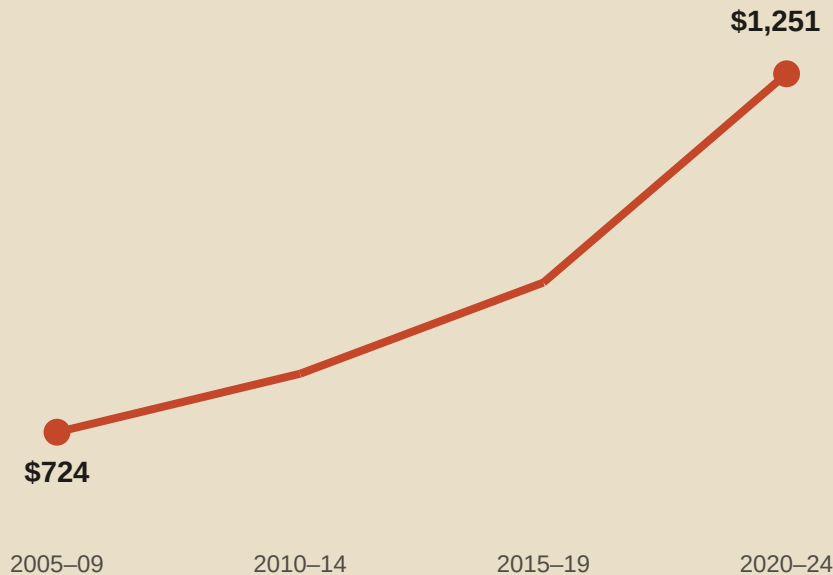
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,251

a month. New York's median is \$1,621.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Albany County.

TRACT 135.03

\$967

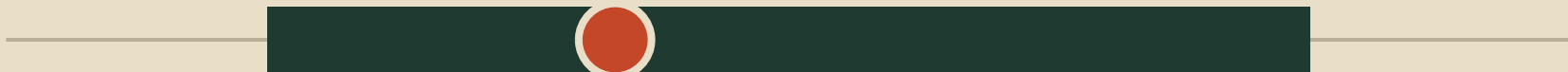
TRACT 135.11

\$2,232

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,072–\$1,608



\$1,251 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

469

homes permitted in ten years,
2016–2025

94%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 9,744 homes here.

33–52

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 47% less than New York's.

\$223,400

median home value in Cohoes.

Cohoes



\$223,400

New York



\$423,800

U.S.



\$332,700

THAT WAS COHOES'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/ny/cohoes/**](https://almanacdata.ai/e/ny/cohoes/)

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