

Local Market Update – June 2018

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



City of Cohoes

- 8.3%

Change in
New Listings

- 36.4%

Change in
Closed Sales

- 1.3%

Change in
Median Sales Price

	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	12	11	- 8.3%	76	80	+ 5.3%
Closed Sales	22	14	- 36.4%	52	65	+ 25.0%
Median Sales Price*	\$173,720	\$171,500	- 1.3%	\$157,500	\$175,750	+ 11.6%
Percent of Original List Price Received*	97.2%	94.0%	- 3.3%	93.4%	94.8%	+ 1.5%
Days on Market Until Sale	58	30	- 48.6%	65	60	- 7.0%
Inventory of Homes for Sale	23	29	+ 26.1%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.1%	--	--	--

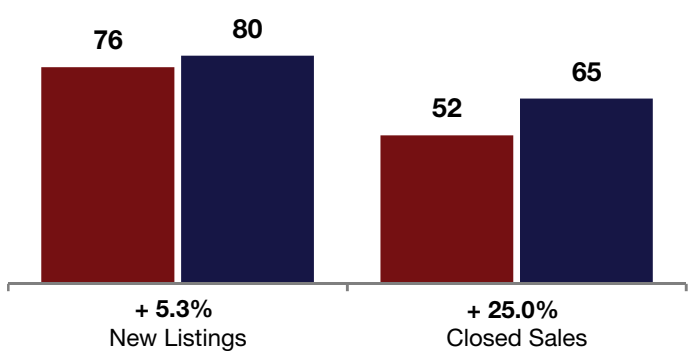
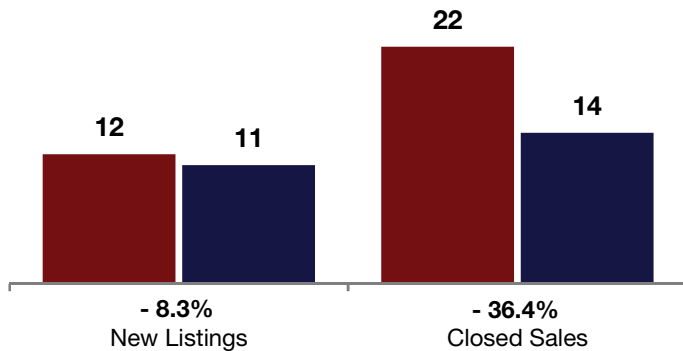
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

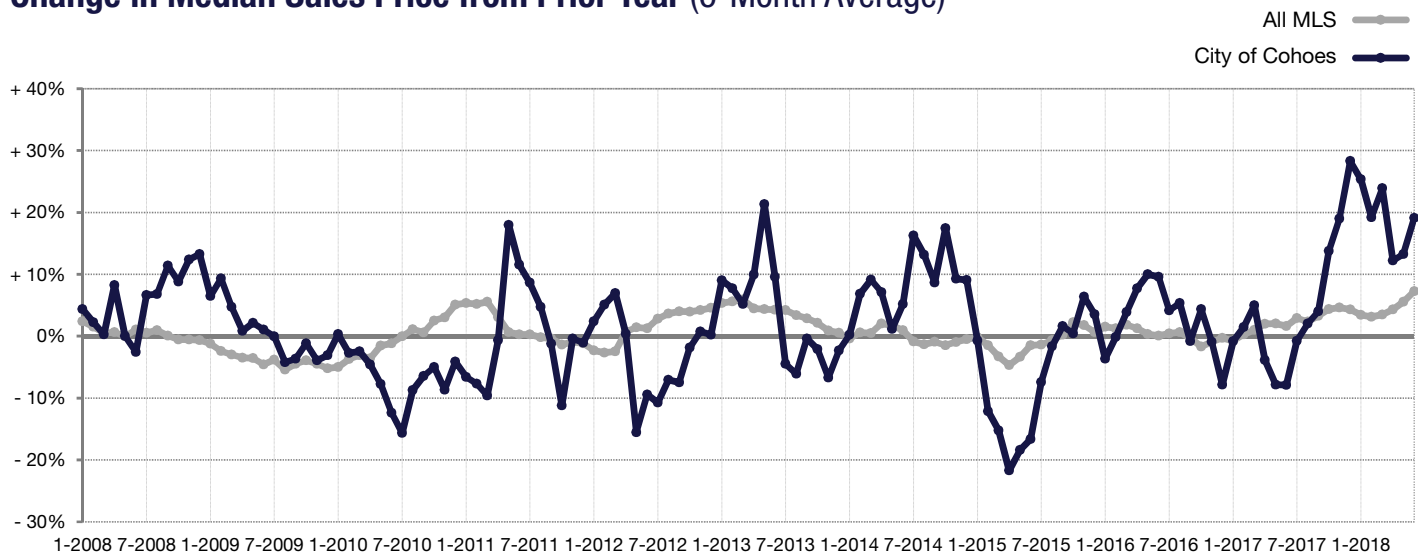
■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



All MLS —
City of Cohoes —

1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018

** 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. | Current as of July 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.