

Local Market Update – November 2018

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



City of Cohoes

+ 71.4%

- 30.0%

+ 2.9%

Change in
New Listings

Change in
Closed Sales

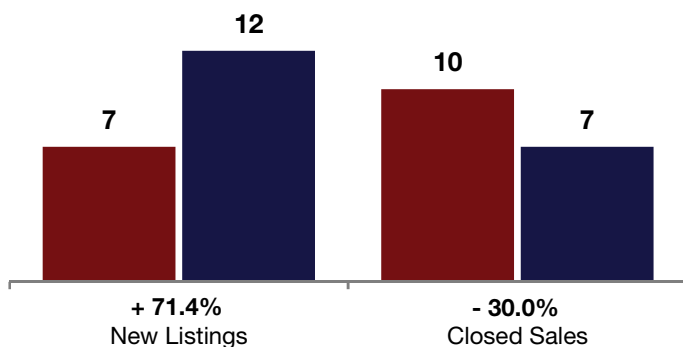
Change in
Median Sales Price

	November			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	7	12	+ 71.4%	143	161	+ 12.6%
Closed Sales	10	7	- 30.0%	99	115	+ 16.2%
Median Sales Price*	\$154,500	\$159,000	+ 2.9%	\$166,000	\$175,000	+ 5.4%
Percent of Original List Price Received*	94.1%	96.3%	+ 2.4%	94.4%	94.9%	+ 0.5%
Days on Market Until Sale	48	21	- 55.2%	58	52	- 10.6%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 18.8%	--	--	--

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

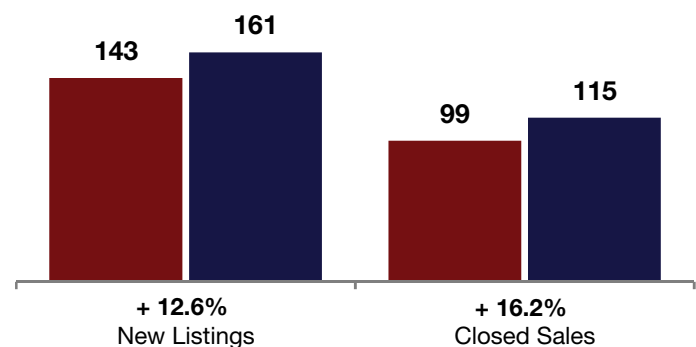
November

■ 2017 ■ 2018

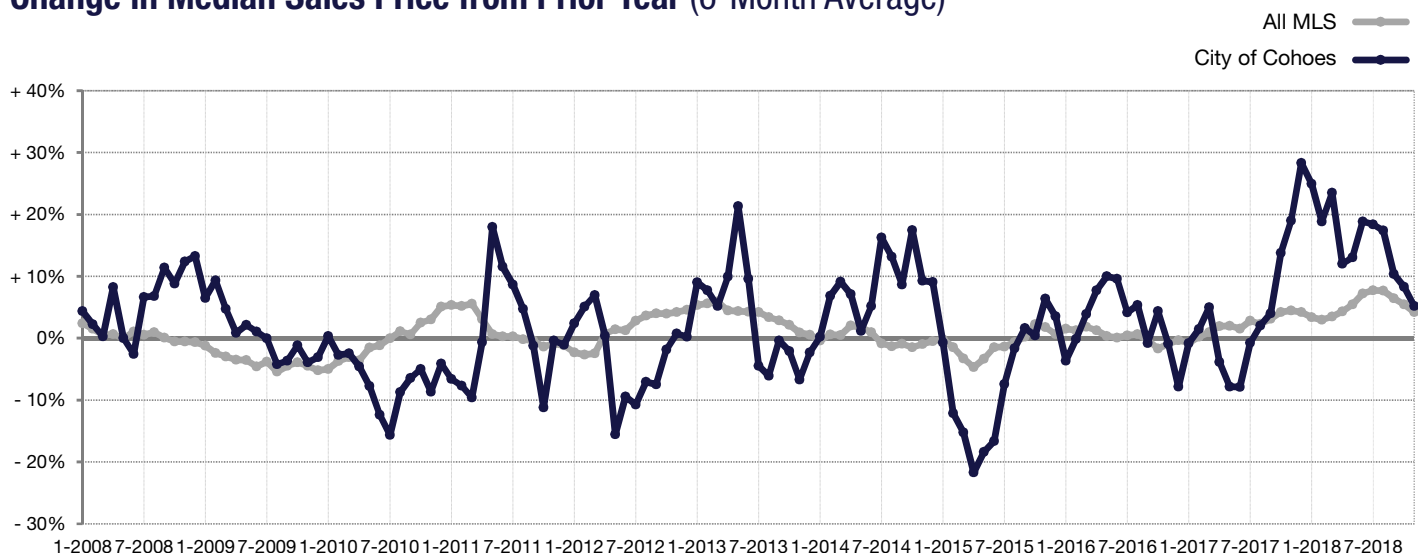


Year to Date

■ 2017 ■ 2018



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