

# Local Market Update – December 2018

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



## City of Cohoes

**- 20.0%**

Change in  
New Listings

**- 25.0%**

Change in  
Closed Sales

**+ 36.4%**

Change in  
Median Sales Price

### December

### Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	5	4	- 20.0%	148	165	+ 11.5%
Closed Sales	12	9	- 25.0%	111	124	+ 11.7%
Median Sales Price*	\$166,390	<b>\$227,000</b>	+ 36.4%	\$166,000	<b>\$175,250</b>	+ 5.6%
Percent of Original List Price Received*	97.0%	<b>89.7%</b>	- 7.5%	94.7%	<b>94.5%</b>	- 0.2%
Days on Market Until Sale	72	<b>60</b>	- 17.0%	59	<b>52</b>	- 11.9%
Inventory of Homes for Sale	27	<b>37</b>	+ 37.0%	--	--	--
Months Supply of Inventory	2.7	<b>3.5</b>	+ 29.5%	--	--	--

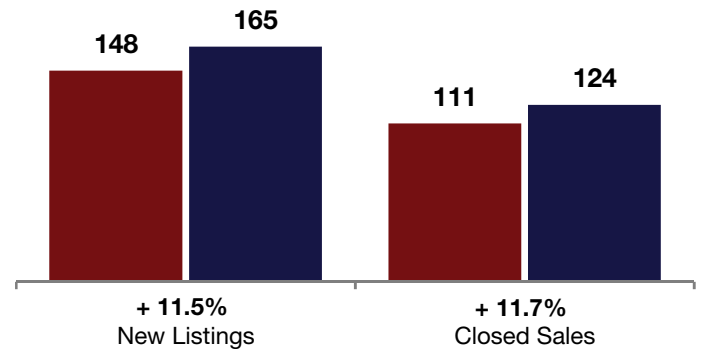
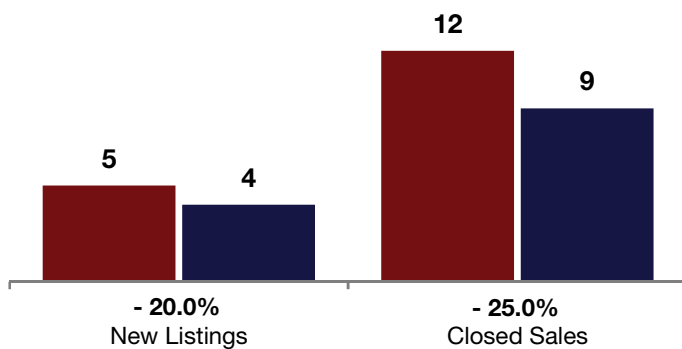
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

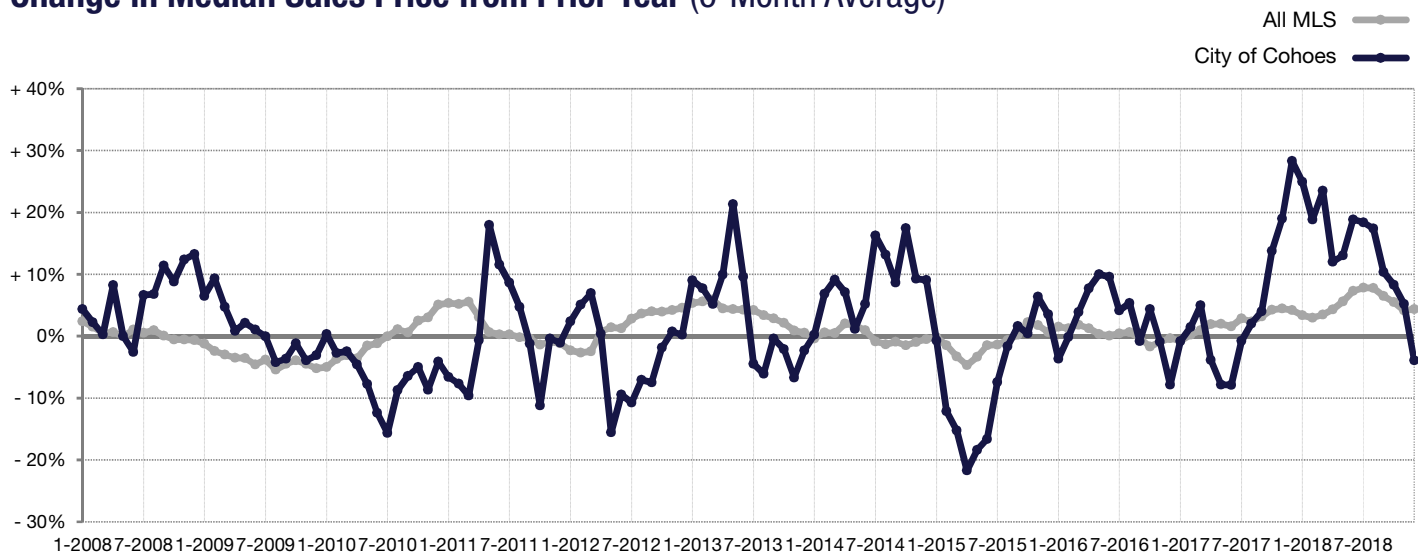
■ 2017 ■ 2018

### 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 January 7, 2019. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.