

Local Market Update – February 2020

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



City of Cohoes

+ 25.0%

+ 300.0%

- 1.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	10	+ 25.0%	25	21	- 16.0%
Closed Sales	2	8	+ 300.0%	7	13	+ 85.7%
Median Sales Price*	\$202,938	\$200,000	- 1.4%	\$170,000	\$200,000	+ 17.6%
Percent of Original List Price Received*	95.5%	87.1%	- 8.8%	97.1%	90.4%	- 7.0%
Days on Market Until Sale	74	71	- 4.7%	40	51	+ 28.3%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	3.4	1.7	- 50.1%	--	--	--

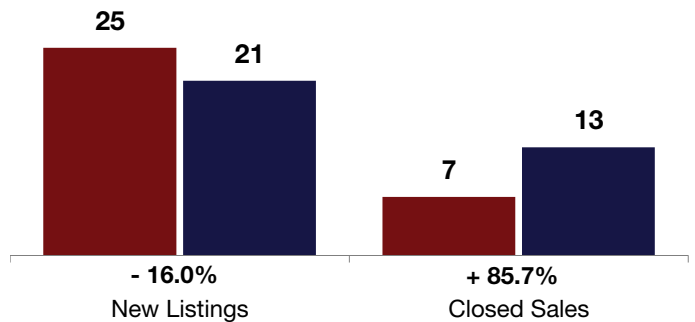
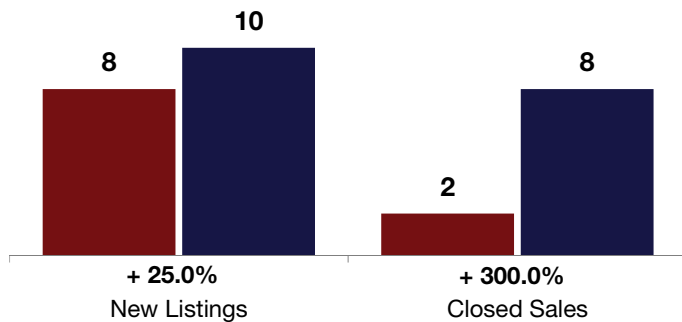
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

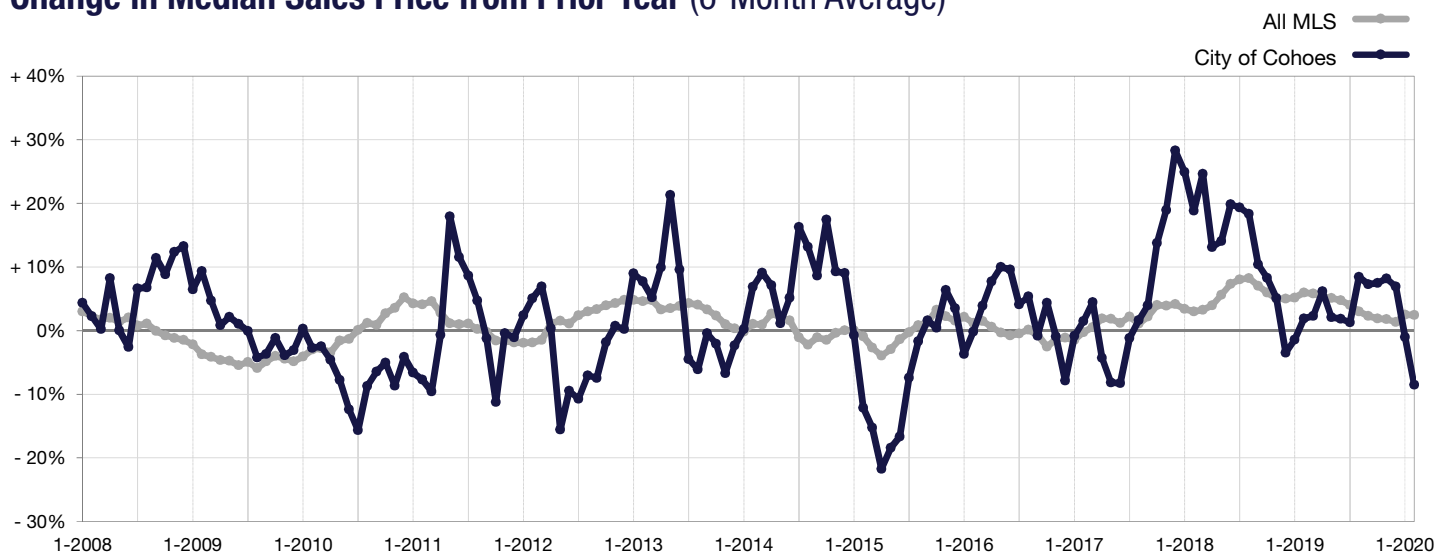
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.