

Local Market Update – May 2020

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



City of Cohoes

- 34.8%

Change in
New Listings

- 16.7%

Change in
Closed Sales

- 7.0%

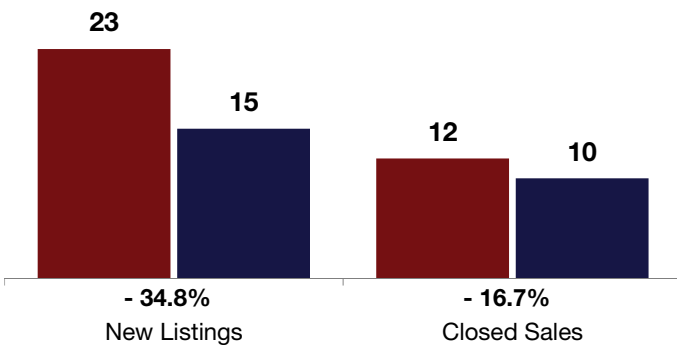
Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	23	15	- 34.8%	84	60	- 28.6%
Closed Sales	12	10	- 16.7%	36	40	+ 11.1%
Median Sales Price*	\$174,950	\$162,740	- 7.0%	\$171,390	\$200,000	+ 16.7%
Percent of Original List Price Received*	97.6%	97.1%	- 0.5%	96.2%	94.4%	- 1.8%
Days on Market Until Sale	60	60	+ 0.1%	61	53	- 12.6%
Inventory of Homes for Sale	43	18	- 58.1%	--	--	--
Months Supply of Inventory	4.5	1.7	- 61.2%	--	--	--

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

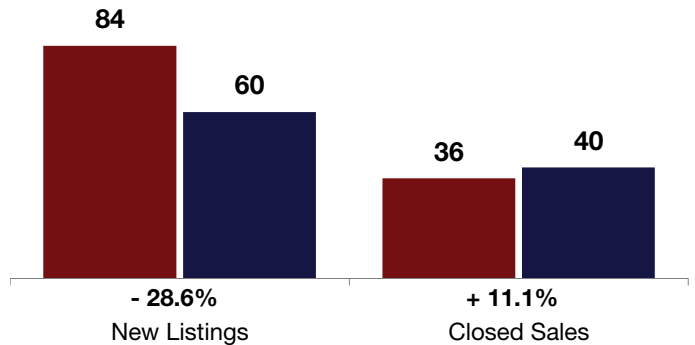
May

■ 2019 ■ 2020

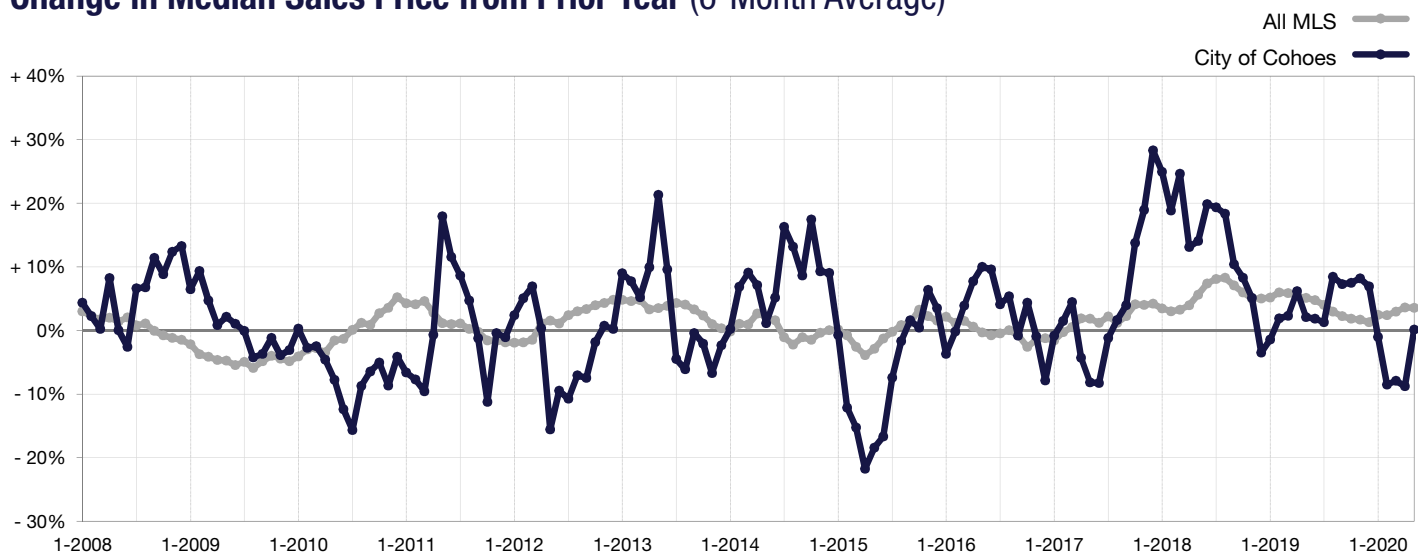


Year to Date

■ 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.