

# Local Market Update – July 2020

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



## City of Cohoes

**+ 11.8%**

Change in  
New Listings

**+ 66.7%**

Change in  
Closed Sales

**- 10.4%**

Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	19	+ 11.8%	108	95	- 12.0%
Closed Sales	12	20	+ 66.7%	61	71	+ 16.4%
Median Sales Price*	\$201,000	\$180,000	- 10.4%	\$175,000	\$186,000	+ 6.3%
Percent of Original List Price Received*	97.5%	98.5%	+ 1.0%	96.1%	96.4%	+ 0.4%
Days on Market Until Sale	33	39	+ 17.3%	52	46	- 12.4%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	3.6	1.6	- 55.6%	--	--	--

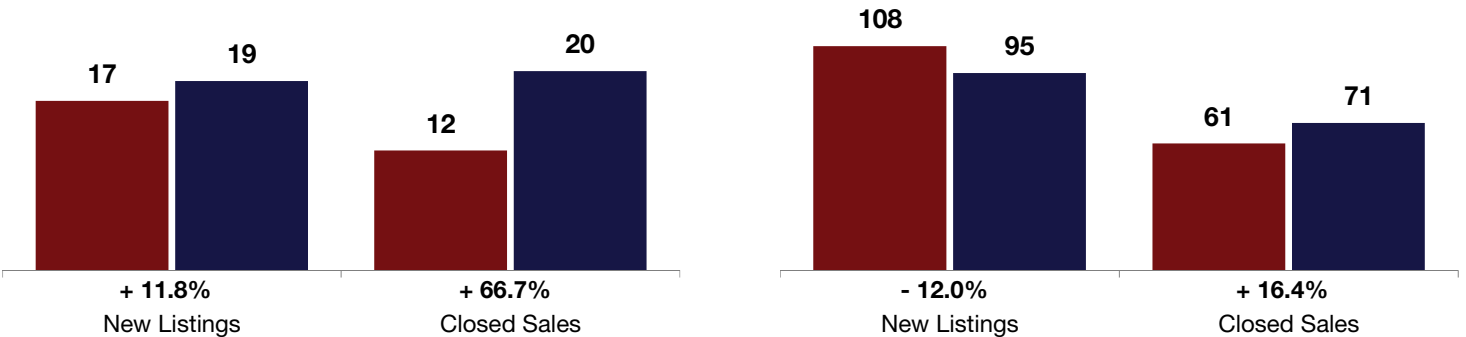
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

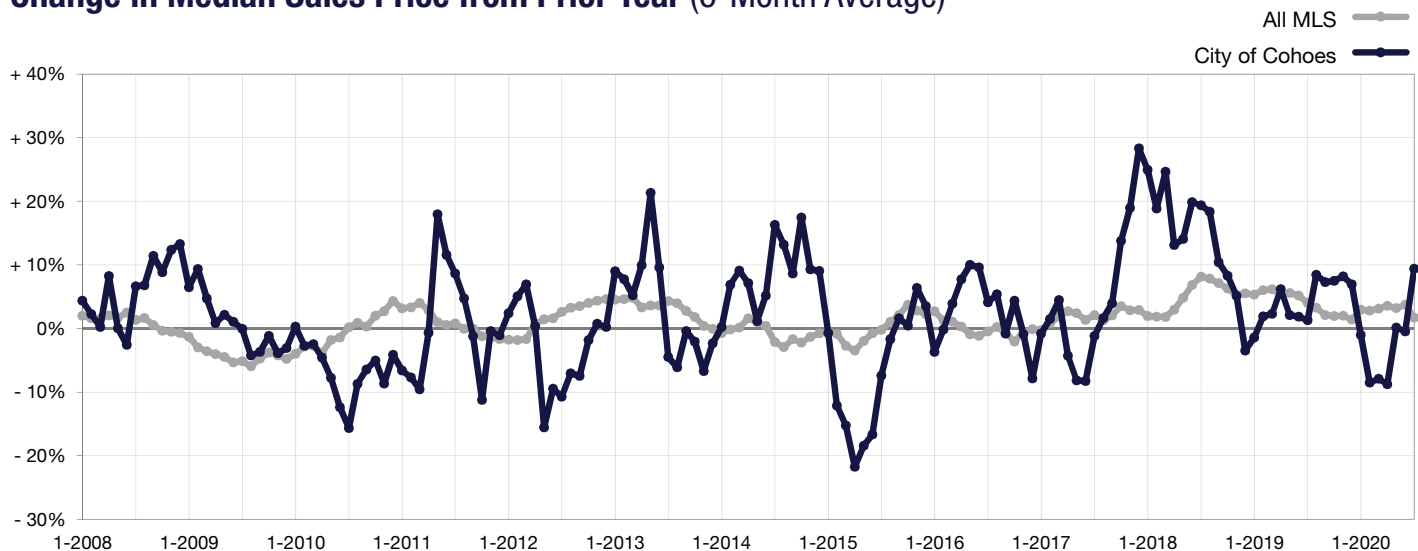
■ 2019 ■ 2020

### 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.