

Local Market Update – August 2020

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



City of Cohoes

- 40.0%

+ 116.7%

+ 30.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	20	12	- 40.0%	128	107	- 16.4%
Closed Sales	6	13	+ 116.7%	67	86	+ 28.4%
Median Sales Price*	\$167,750	\$218,000	+ 30.0%	\$175,000	\$193,000	+ 10.3%
Percent of Original List Price Received*	91.7%	98.7%	+ 7.7%	95.7%	96.7%	+ 1.1%
Days on Market Until Sale	80	25	- 68.9%	55	43	- 21.4%
Inventory of Homes for Sale	42	18	- 57.1%	--	--	--
Months Supply of Inventory	4.2	1.6	- 61.7%	--	--	--

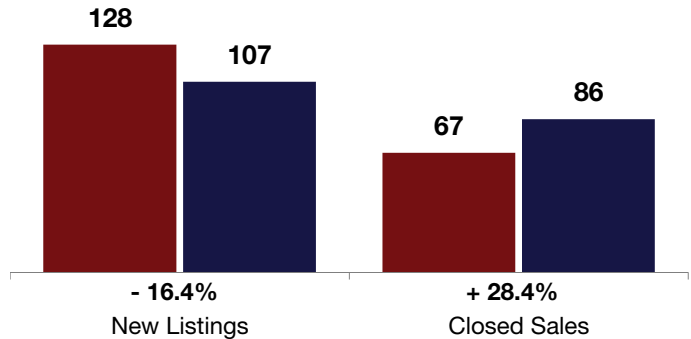
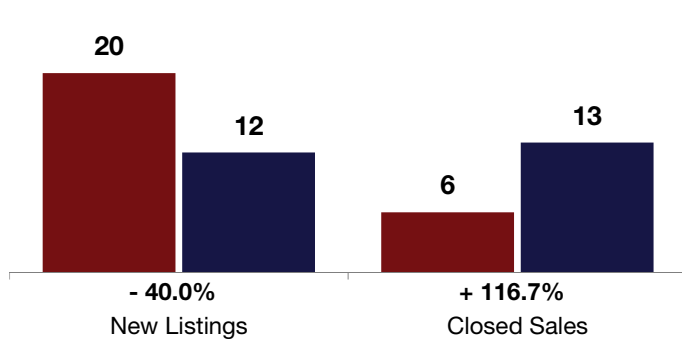
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

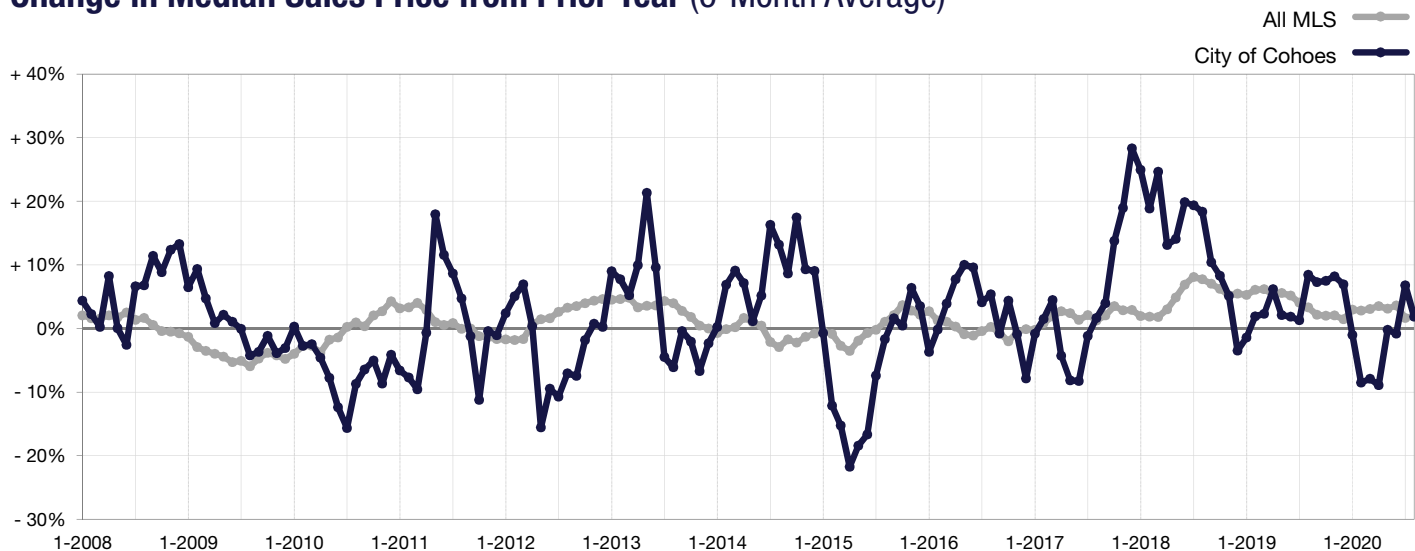
■ 2019 ■ 2020

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.