

Local Market Update – September 2020

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



City of Cohoes

- 21.4%

+ 27.3%

+ 15.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	14	11	- 21.4%	142	118	- 16.9%
Closed Sales	11	14	+ 27.3%	78	101	+ 29.5%
Median Sales Price*	\$187,000	\$215,700	+ 15.3%	\$178,500	\$196,250	+ 9.9%
Percent of Original List Price Received*	94.3%	101.2%	+ 7.4%	95.5%	97.4%	+ 2.0%
Days on Market Until Sale	25	29	+ 17.0%	51	41	- 18.2%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.9%	--	--	--

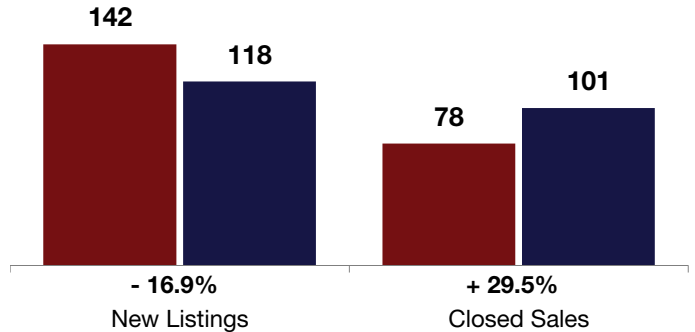
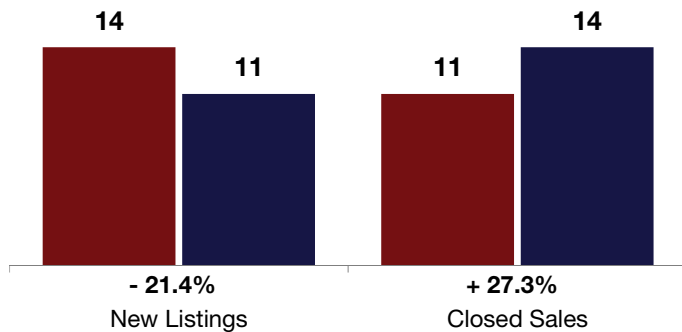
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

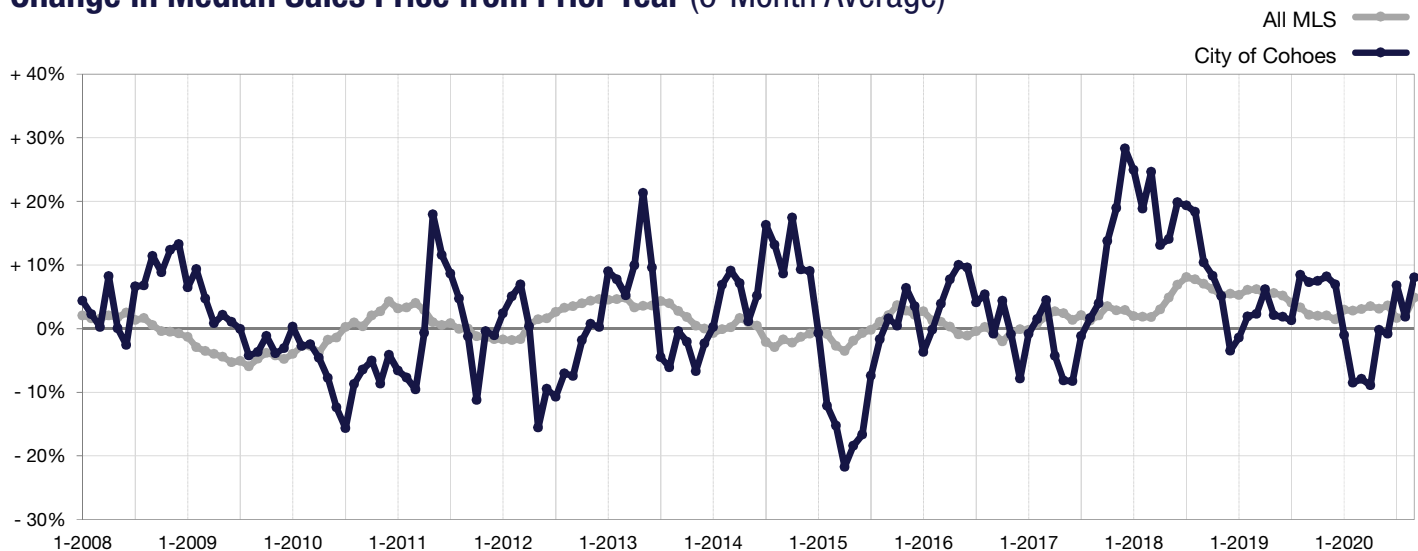
■ 2019 ■ 2020

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.