

Local Market Update – October 2020

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



City of Cohoes

+ 175.0%

- 42.9%

+ 9.3%

Change in
New Listings

Change in
Closed Sales

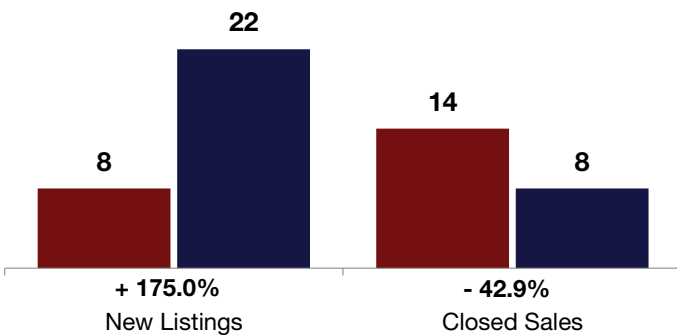
Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	8	22	+ 175.0%	150	140	- 6.7%
Closed Sales	14	8	- 42.9%	92	109	+ 18.5%
Median Sales Price*	\$172,000	\$188,000	+ 9.3%	\$178,500	\$196,250	+ 9.9%
Percent of Original List Price Received*	89.7%	98.8%	+ 10.1%	94.6%	97.4%	+ 2.9%
Days on Market Until Sale	60	39	- 35.9%	52	41	- 20.9%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.7%	--	--	--

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

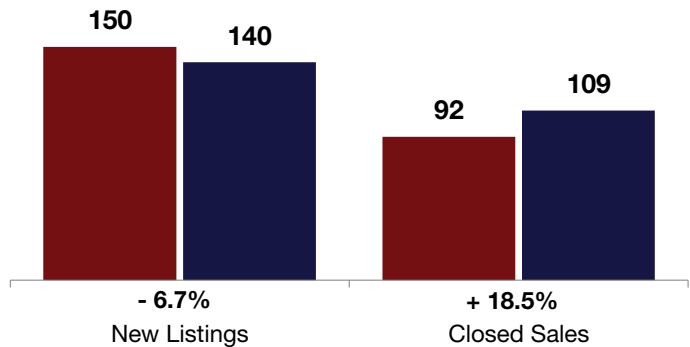
October

■ 2019 ■ 2020

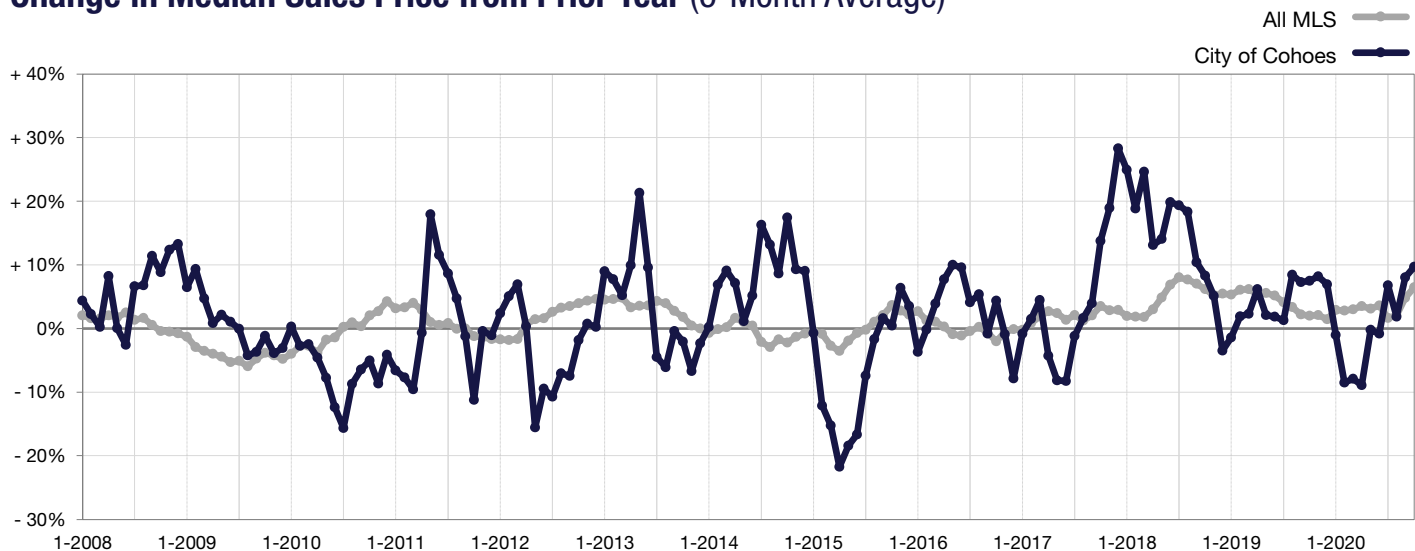


Year to Date

■ 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.