

Local Market Update – November 2020

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



City of Cohoes

+ 33.3%

- 35.7%

+ 33.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	9	12	+ 33.3%	159	152	- 4.4%
Closed Sales	14	9	- 35.7%	106	118	+ 11.3%
Median Sales Price*	\$157,616	\$211,000	+ 33.9%	\$174,320	\$196,800	+ 12.9%
Percent of Original List Price Received*	96.1%	99.3%	+ 3.3%	94.8%	97.5%	+ 2.9%
Days on Market Until Sale	23	26	+ 13.8%	48	40	- 17.0%
Inventory of Homes for Sale	31	15	- 51.6%	--	--	--
Months Supply of Inventory	3.1	1.3	- 59.5%	--	--	--

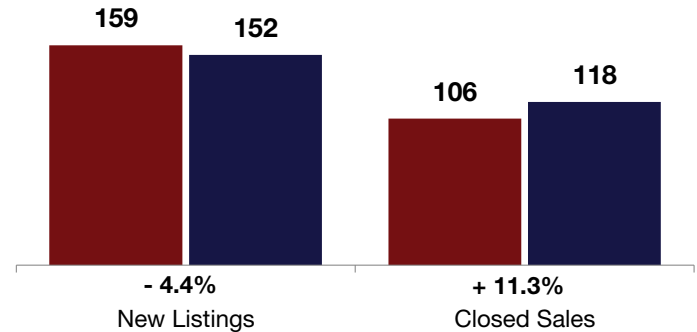
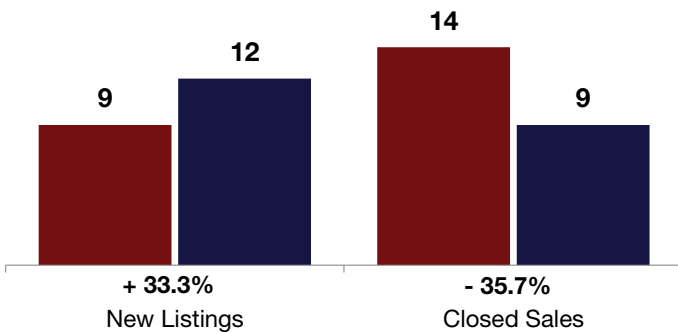
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

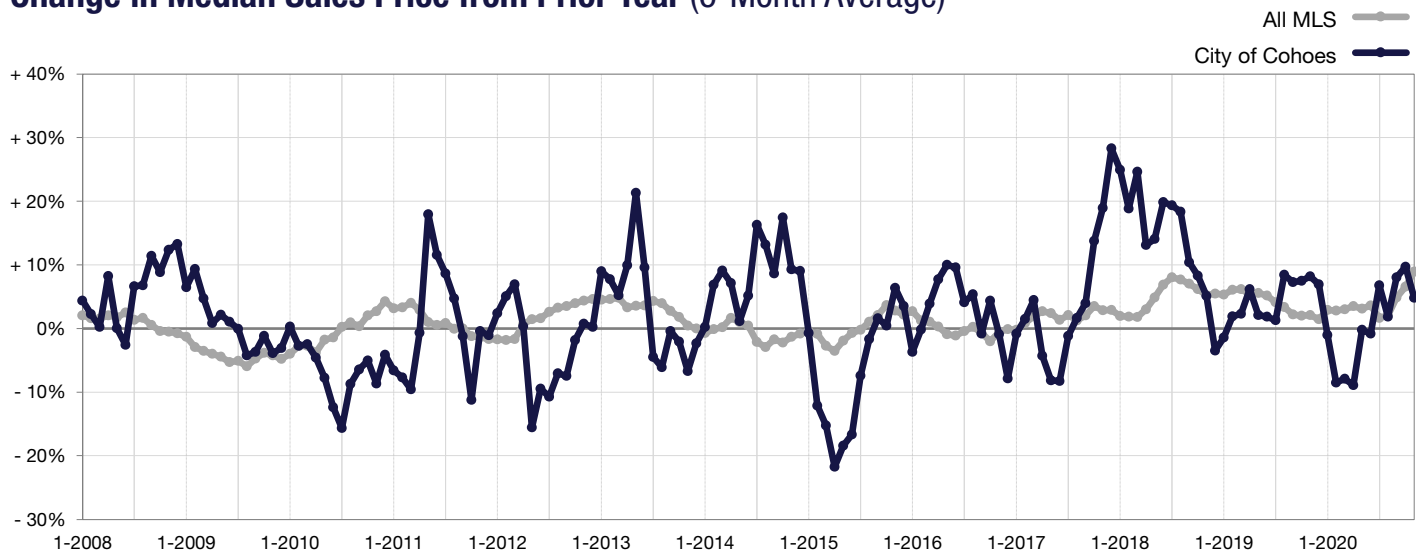
■ 2019 ■ 2020

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.