

# Local Market Update – December 2020

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## City of Cohoes

**+ 14.3%**

**+ 36.4%**

**+ 68.2%**

Change in  
New Listings

Change in  
Closed Sales

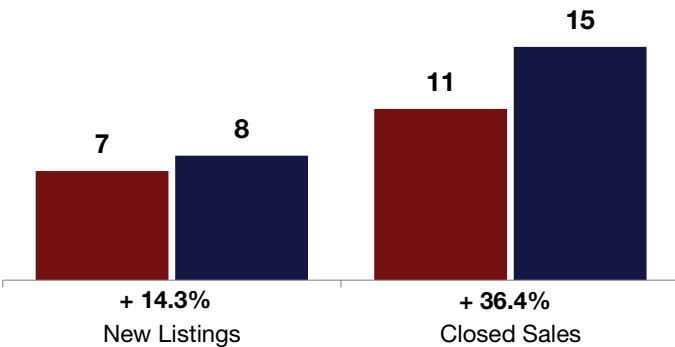
Change in  
Median Sales Price

|  | December  |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2019      | 2020             | + / -   | 2019         | 2020             | + / -   |
| New Listings                             | 7         | 8                | + 14.3% | 166          | 160              | - 3.6%  |
| Closed Sales                             | 11        | 15               | + 36.4% | 117          | 133              | + 13.7% |
| Median Sales Price*                      | \$110,000 | <b>\$185,000</b> | + 68.2% | \$170,000    | <b>\$195,350</b> | + 14.9% |
| Percent of Original List Price Received* | 88.8%     | <b>94.1%</b>     | + 5.9%  | 94.3%        | <b>97.1%</b>     | + 3.0%  |
| Days on Market Until Sale                | 57        | <b>33</b>        | - 41.7% | 49           | <b>39</b>        | - 19.9% |
| Inventory of Homes for Sale              | 28        | <b>12</b>        | - 57.1% | --           | --               | --      |
| Months Supply of Inventory               | 2.8       | <b>1.0</b>       | - 64.5% | --           | --               | --      |

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

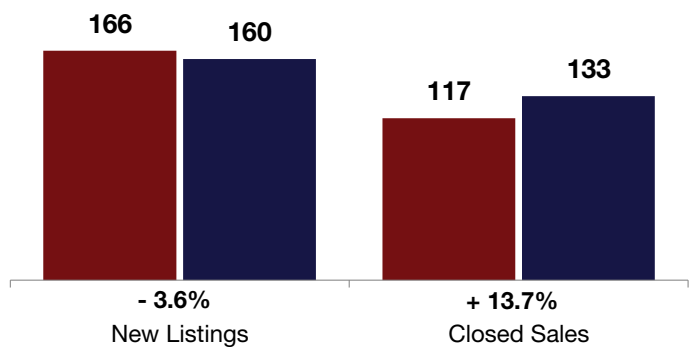
### December

■ 2019 ■ 2020

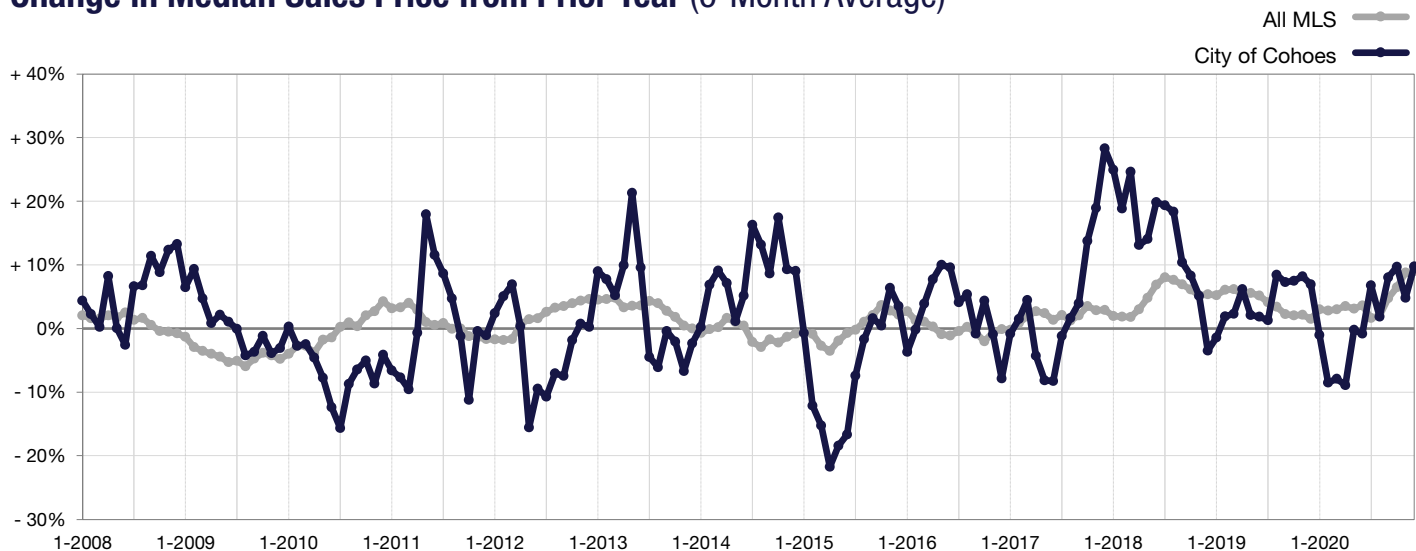


### Year to Date

■ 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.