

Local Market Update – January 2021

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



City of Cohoes

- 54.5%

+ 120.0%

- 9.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	5	- 54.5%	11	5	- 54.5%
Closed Sales	5	11	+ 120.0%	5	11	+ 120.0%
Median Sales Price*	\$166,500	\$150,000	- 9.9%	\$166,500	\$150,000	- 9.9%
Percent of Original List Price Received*	95.5%	98.0%	+ 2.6%	95.5%	98.0%	+ 2.6%
Days on Market Until Sale	21	26	+ 27.5%	21	26	+ 27.5%
Inventory of Homes for Sale	21	11	- 47.6%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.7%	--	--	--

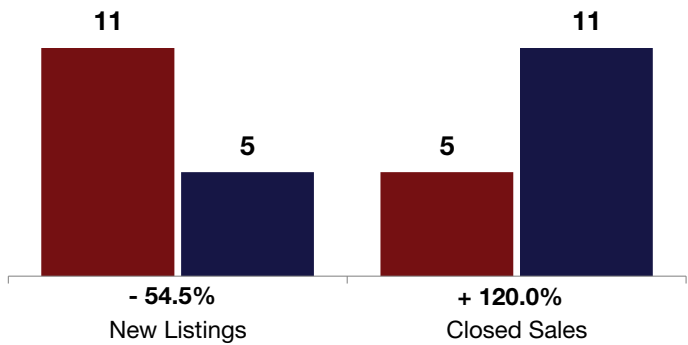
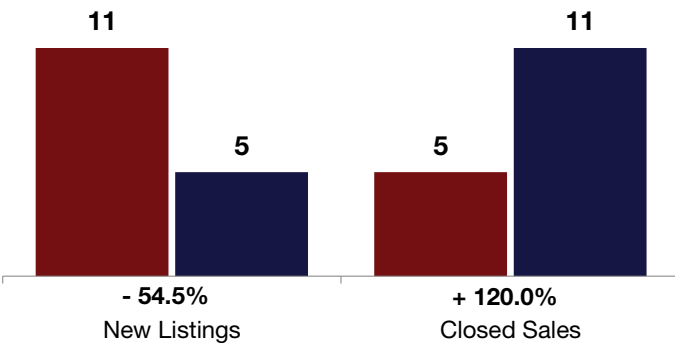
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

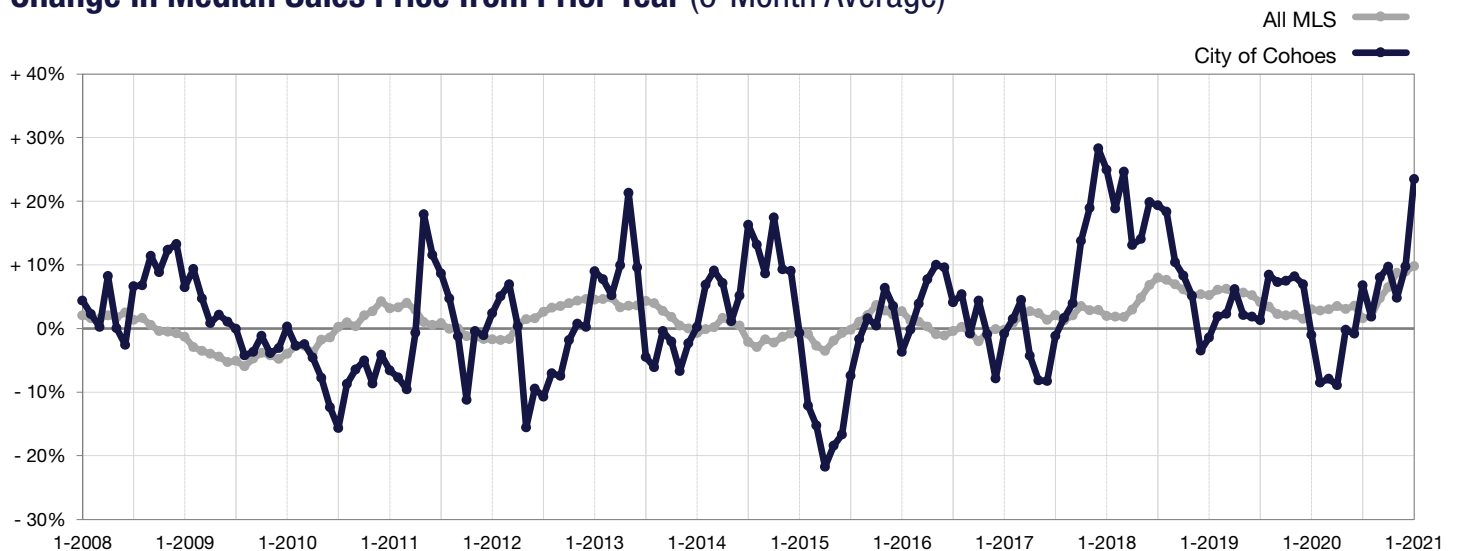
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.