

Local Market Update – February 2021

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



City of Cohoes

+ 30.0%

+ 33.3%

- 13.4%

Change in
New Listings

Change in
Closed Sales

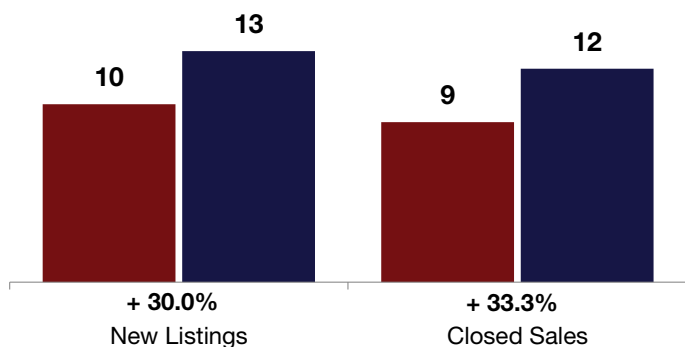
Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	13	+ 30.0%	21	18	- 14.3%
Closed Sales	9	12	+ 33.3%	14	23	+ 64.3%
Median Sales Price*	\$200,000	\$173,250	- 13.4%	\$200,000	\$166,000	- 17.0%
Percent of Original List Price Received*	88.2%	97.8%	+ 11.0%	90.8%	97.9%	+ 7.9%
Days on Market Until Sale	63	22	- 65.2%	48	24	- 50.0%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	1.9	1.1	- 40.7%	--	--	--

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

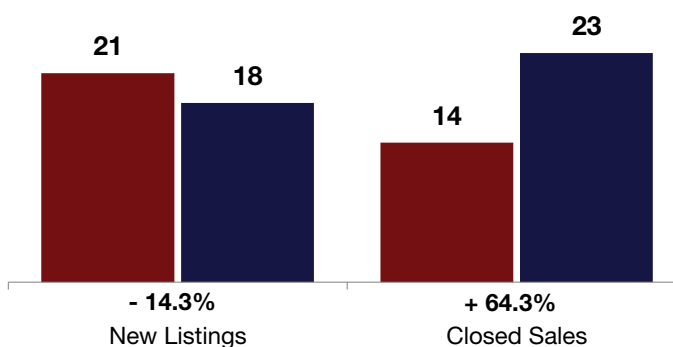
February

■ 2020 ■ 2021

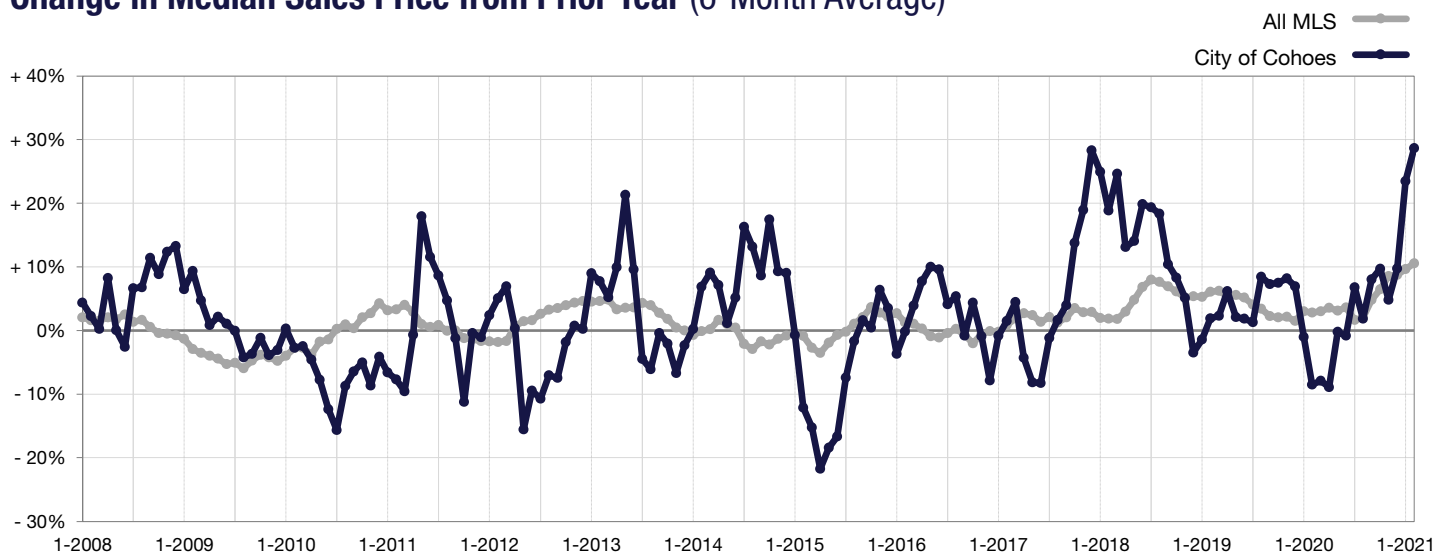


Year to Date

■ 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.