

Local Market Update – March 2021

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



City of Cohoes

0.0%

- 20.0%

+ 31.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	10	10	0.0%	31	28	- 9.7%
Closed Sales	10	8	- 20.0%	24	32	+ 33.3%
Median Sales Price*	\$195,000	\$257,000	+ 31.8%	\$200,000	\$190,250	- 4.9%
Percent of Original List Price Received*	94.3%	101.8%	+ 7.9%	92.2%	98.8%	+ 7.2%
Days on Market Until Sale	66	17	- 74.2%	56	22	- 60.7%
Inventory of Homes for Sale	24	10	- 58.3%	--	--	--
Months Supply of Inventory	2.4	0.8	- 65.2%	--	--	--

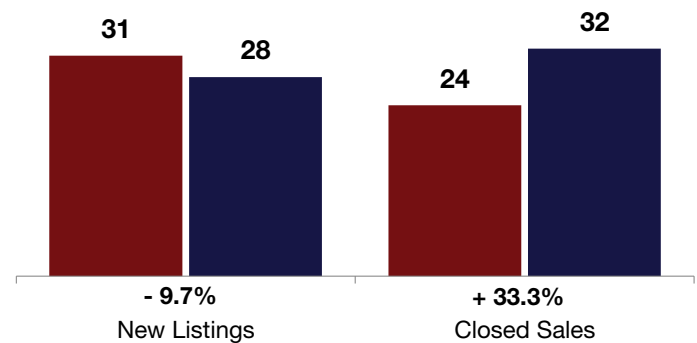
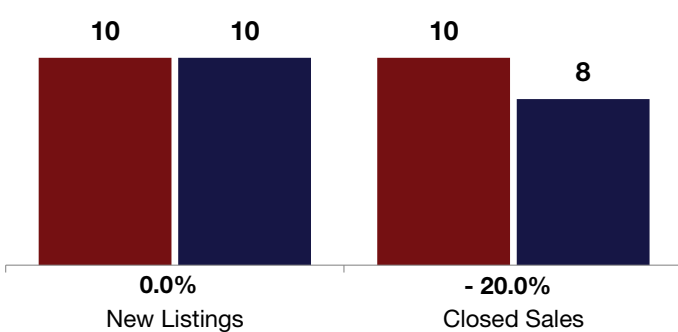
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

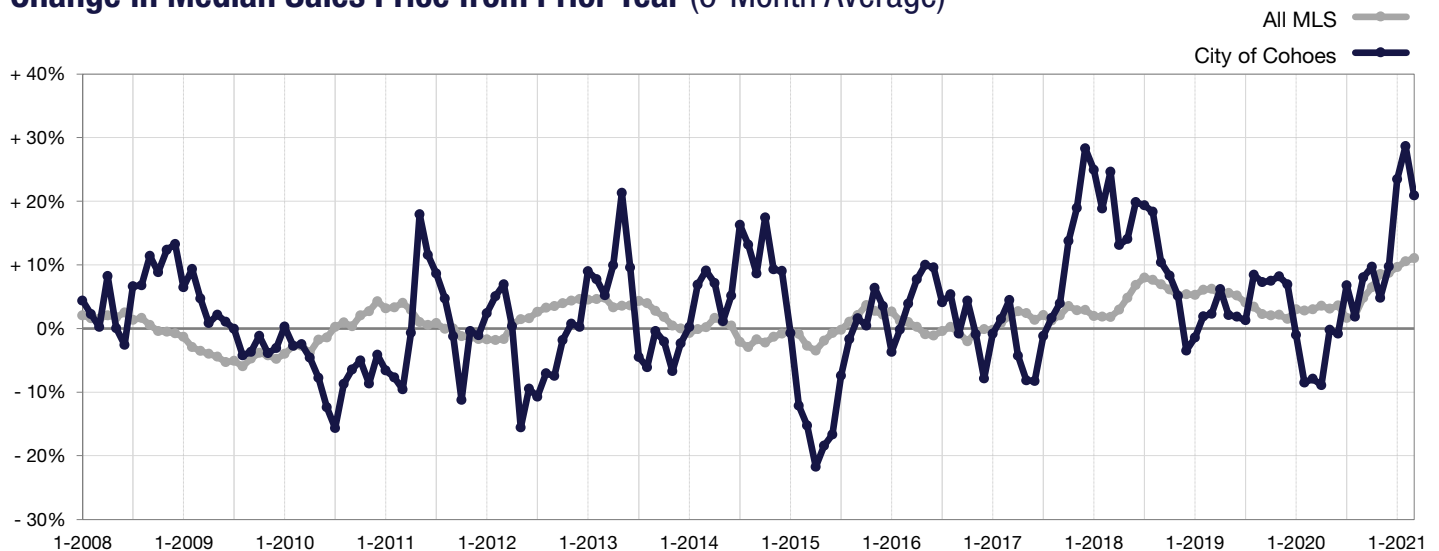
■ 2020 ■ 2021

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.