

# Local Market Update – April 2021

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



## City of Cohoes

**- 14.3%**

**+ 57.1%**

**+ 3.9%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	14	12	- 14.3%	45	40	- 11.1%
Closed Sales	7	11	+ 57.1%	31	43	+ 38.7%
Median Sales Price*	\$216,500	<b>\$225,000</b>	+ 3.9%	\$200,000	<b>\$205,000</b>	+ 2.5%
Percent of Original List Price Received*	96.8%	<b>98.3%</b>	+ 1.6%	93.3%	<b>98.7%</b>	+ 5.8%
Days on Market Until Sale	47	21	- 55.1%	54	22	- 59.6%
Inventory of Homes for Sale	30	9	- 70.0%	--	--	--
Months Supply of Inventory	3.2	0.7	- 78.2%	--	--	--

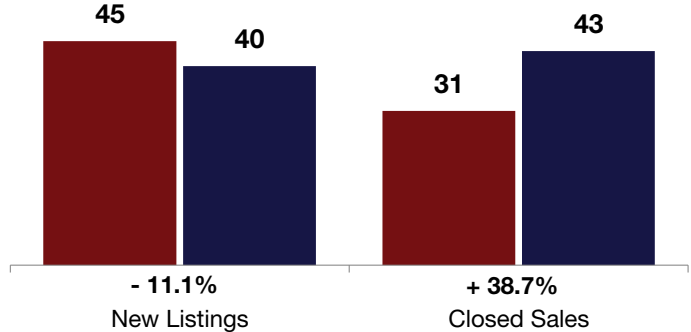
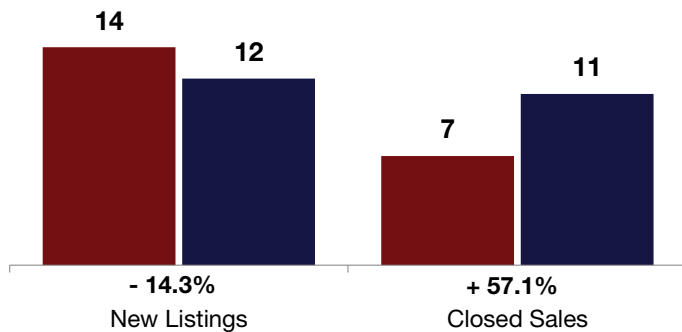
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

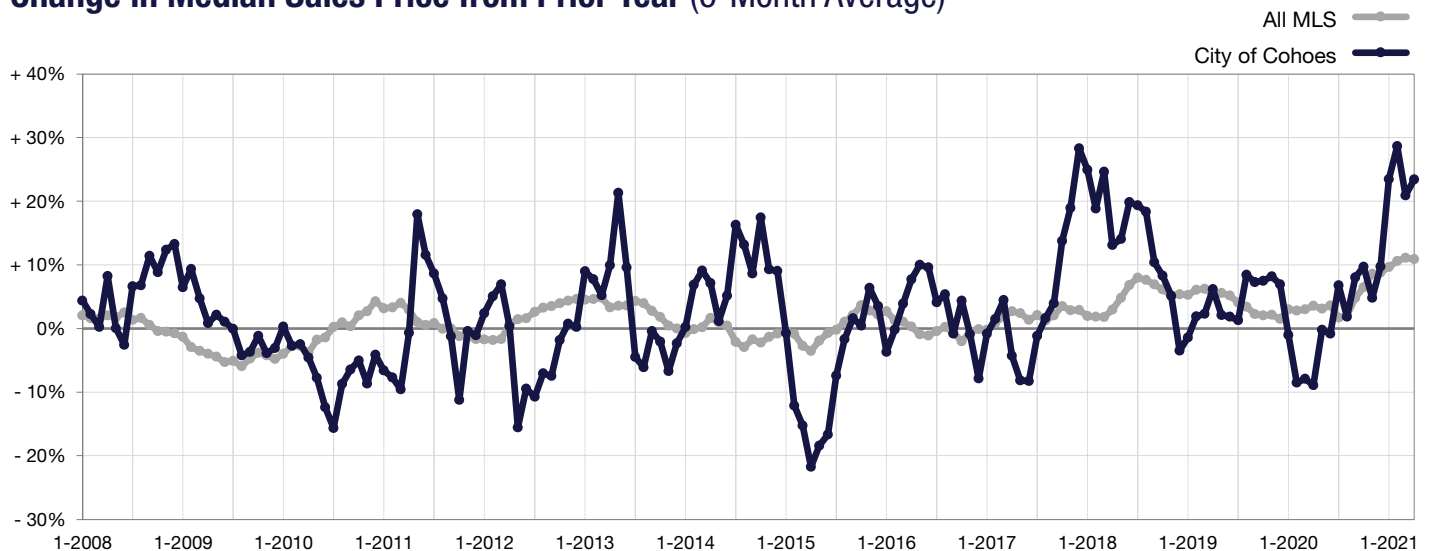
■ 2020 ■ 2021

### 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.