

Local Market Update – May 2021

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



City of Cohoes

+ 13.3%

Change in
New Listings

+ 30.0%

Change in
Closed Sales

+ 53.6%

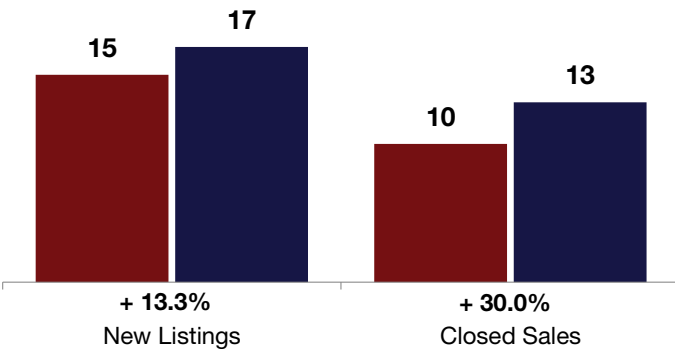
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	15	17	+ 13.3%	60	57	- 5.0%
Closed Sales	10	13	+ 30.0%	41	56	+ 36.6%
Median Sales Price*	\$162,740	\$250,000	+ 53.6%	\$195,000	\$214,750	+ 10.1%
Percent of Original List Price Received*	97.1%	100.6%	+ 3.7%	94.1%	99.2%	+ 5.3%
Days on Market Until Sale	60	47	- 20.9%	55	28	- 49.9%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.8%	--	--	--

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

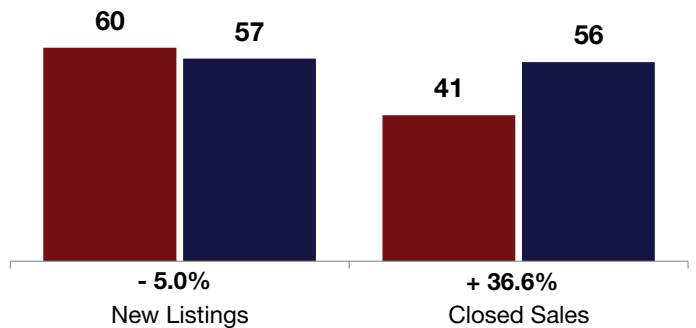
May

■ 2020 ■ 2021

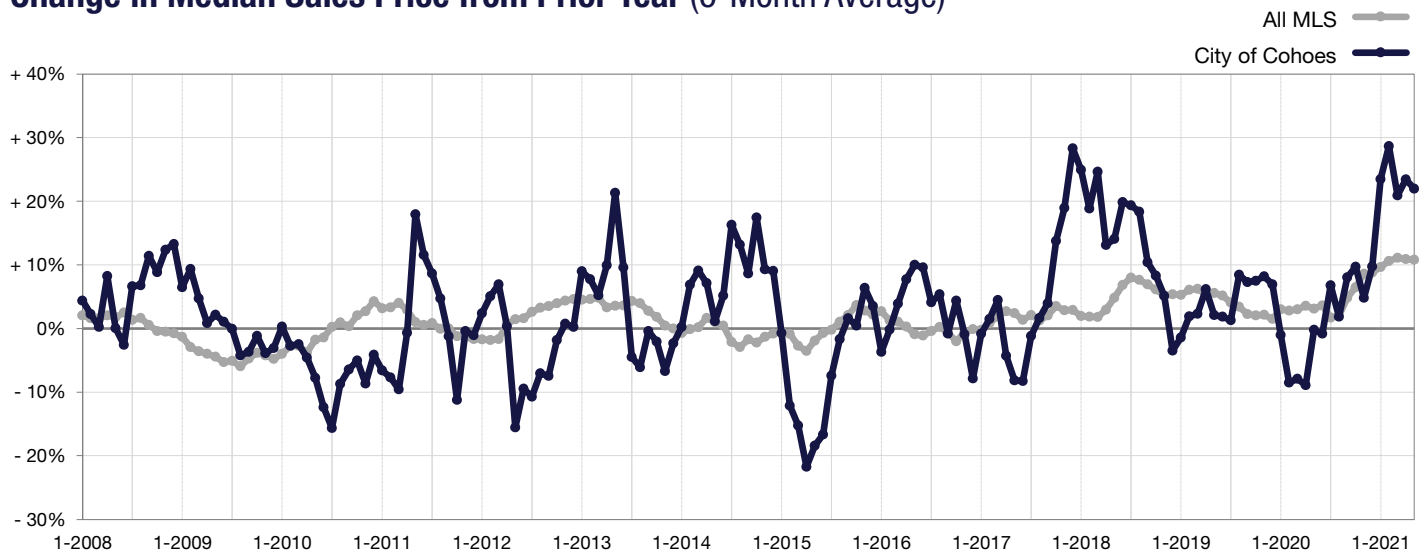


Year to Date

■ 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.