

Local Market Update – June 2021

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



City of Cohoes

+ 6.3%

Change in
New Listings

- 50.0%

Change in
Closed Sales

+ 44.9%

Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	17	+ 6.3%	76	74	- 2.6%
Closed Sales	10	5	- 50.0%	51	61	+ 19.6%
Median Sales Price*	\$173,238	\$251,000	+ 44.9%	\$190,738	\$221,000	+ 15.9%
Percent of Original List Price Received*	101.4%	105.3%	+ 3.8%	95.6%	99.7%	+ 4.3%
Days on Market Until Sale	21	10	- 53.8%	49	26	- 46.0%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.0%	--	--	--

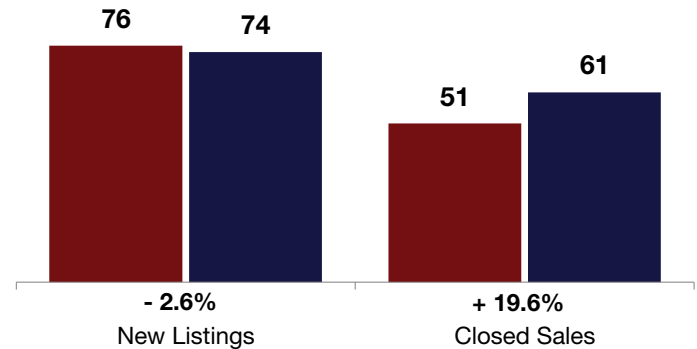
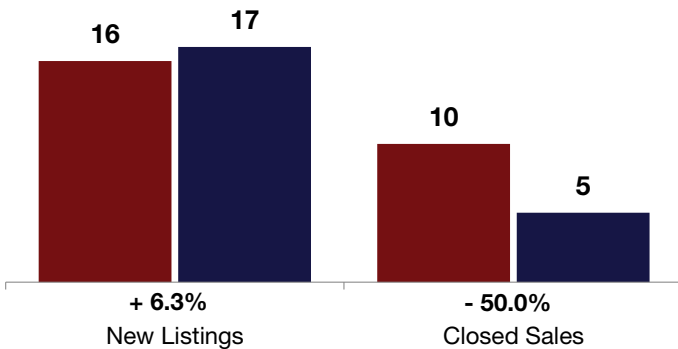
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

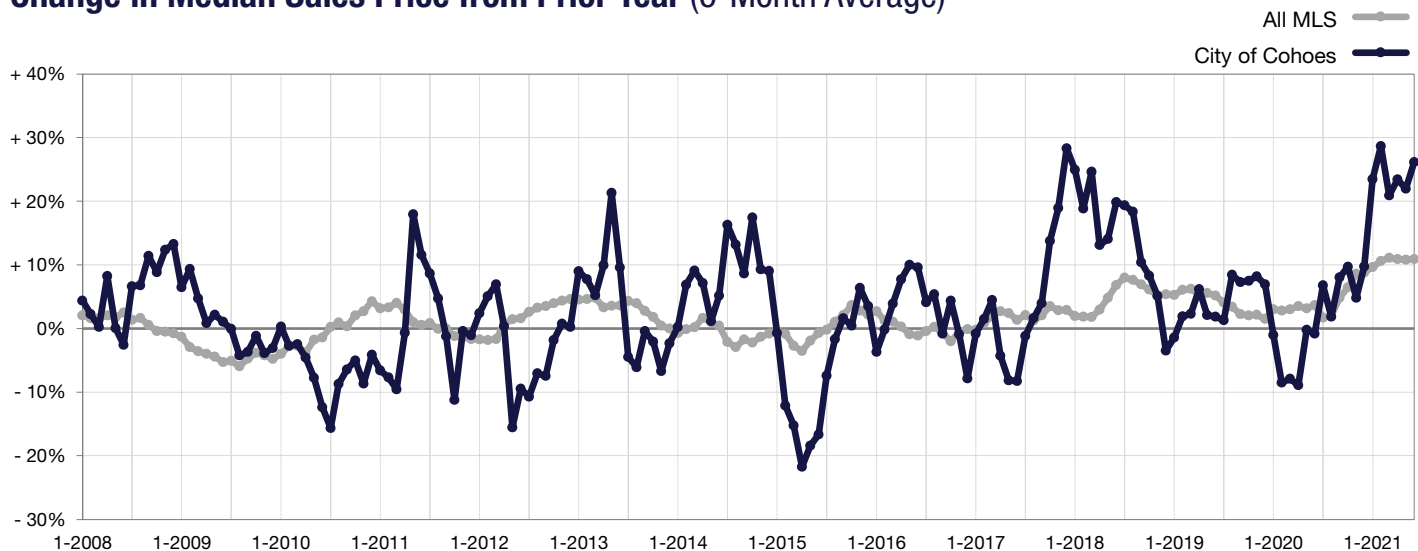
■ 2020 ■ 2021

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.