

# Local Market Update – July 2021

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



## City of Cohoes

**- 15.8%**

Change in  
New Listings

**- 27.3%**

Change in  
Closed Sales

**+ 13.9%**

Change in  
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	16	- 15.8%	95	89	- 6.3%
Closed Sales	22	16	- 27.3%	73	81	+ 11.0%
Median Sales Price*	\$180,000	\$205,000	+ 13.9%	\$186,000	\$212,000	+ 14.0%
Percent of Original List Price Received*	98.1%	102.4%	+ 4.4%	96.4%	100.1%	+ 3.9%
Days on Market Until Sale	42	17	- 59.3%	46	25	- 46.1%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.8	1.0	- 42.6%	--	--	--

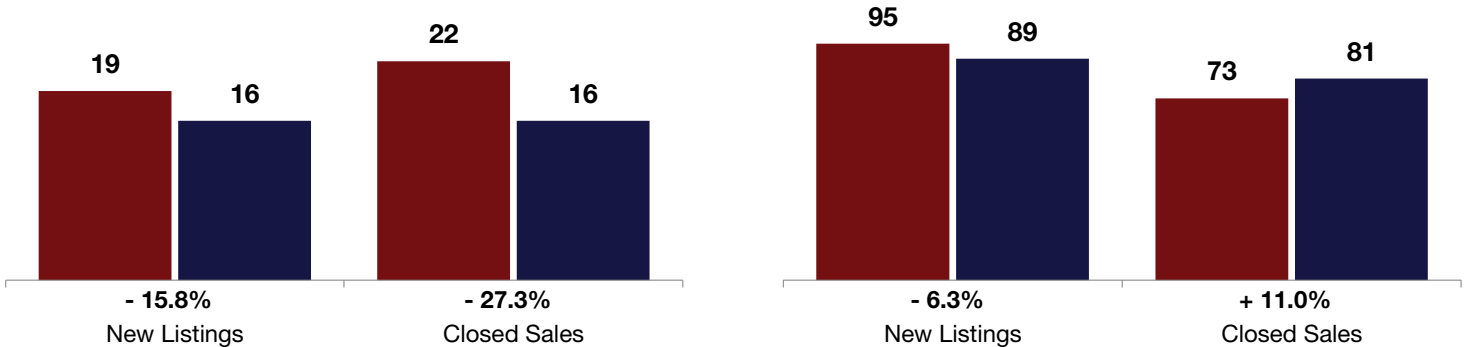
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

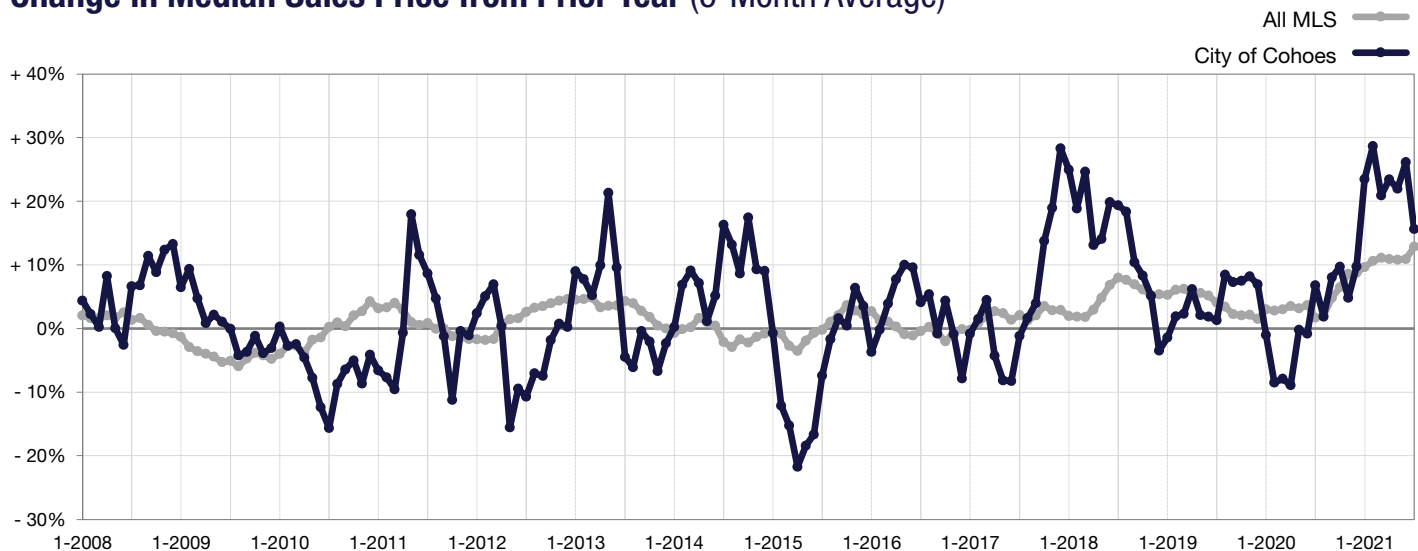
■ 2020 ■ 2021

### 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.