

Local Market Update – August 2021

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



City of Cohoes

+ 16.7%

- 71.4%

+ 11.7%

Change in
New Listings

Change in
Closed Sales

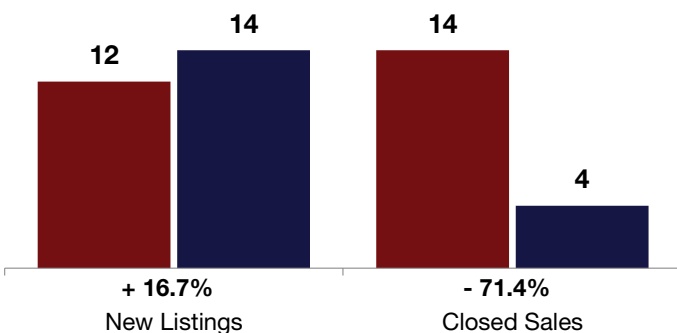
Change in
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	14	+ 16.7%	107	102	- 4.7%
Closed Sales	14	4	- 71.4%	87	87	0.0%
Median Sales Price*	\$221,500	\$247,500	+ 11.7%	\$194,350	\$213,000	+ 9.6%
Percent of Original List Price Received*	98.8%	103.8%	+ 5.0%	96.8%	100.0%	+ 3.3%
Days on Market Until Sale	28	11	- 60.3%	43	25	- 43.1%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	2.0	1.4	- 31.9%	--	--	--

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

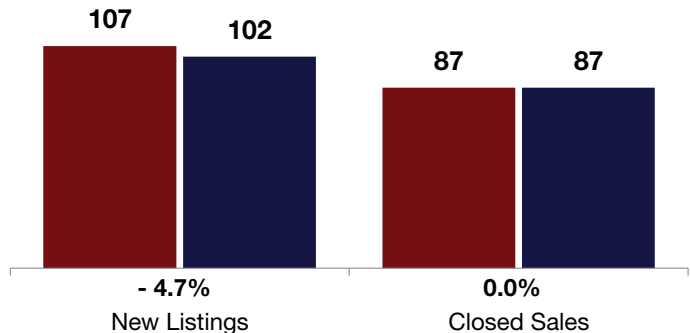
August

■ 2020 ■ 2021

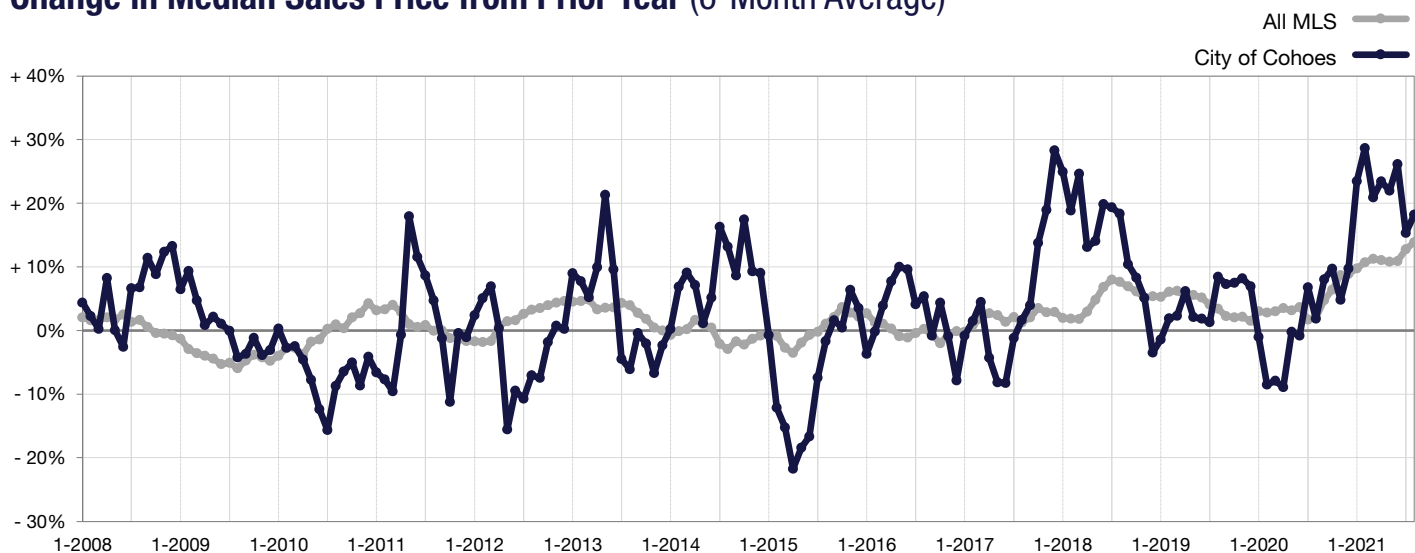


Year to Date

■ 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.