

# Local Market Update – September 2021

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



## City of Cohoes

**+ 18.2%**

**- 50.0%**

**- 2.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	11	13	+ 18.2%	118	115	- 2.5%
Closed Sales	14	7	- 50.0%	101	95	- 5.9%
Median Sales Price*	\$215,700	\$210,000	- 2.6%	\$196,250	\$213,000	+ 8.5%
Percent of Original List Price Received*	100.3%	101.4%	+ 1.1%	97.2%	100.1%	+ 2.9%
Days on Market Until Sale	29	12	- 58.2%	41	24	- 41.2%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	2.0	1.6	- 18.5%	--	--	--

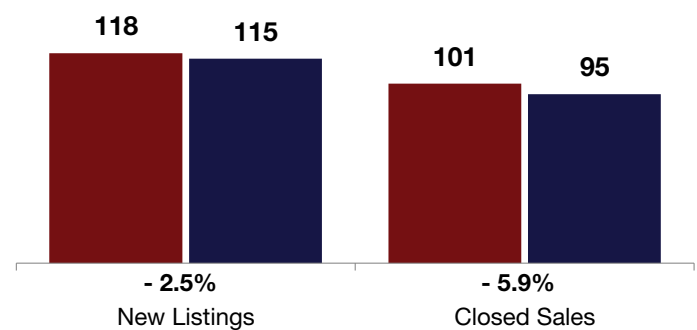
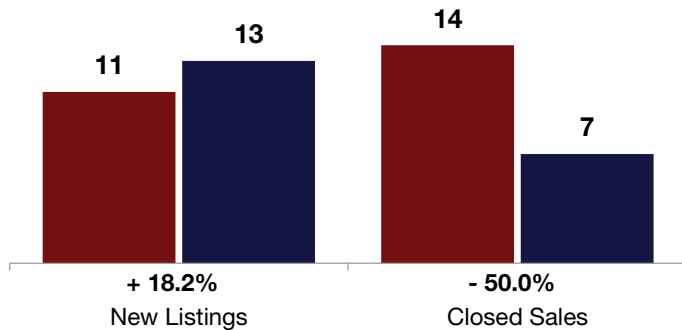
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

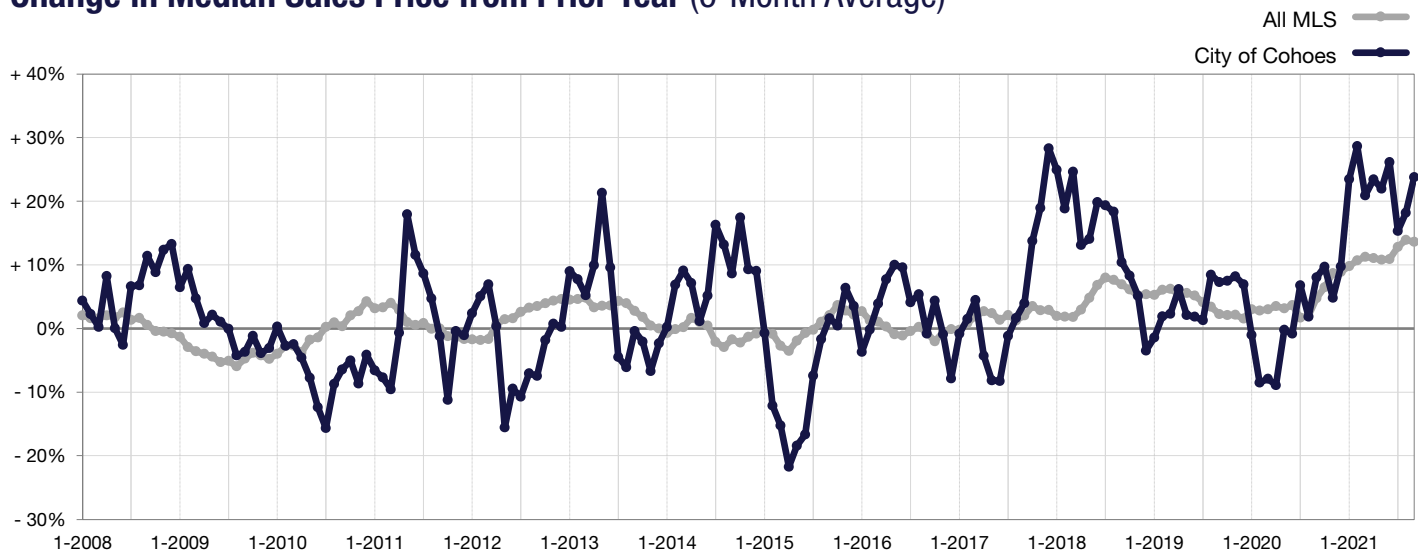
■ 2020 ■ 2021

### 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.