

Local Market Update – October 2021

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



City of Cohoes

- 40.9%

+ 100.0%

+ 11.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	22	13	- 40.9%	140	128	- 8.6%
Closed Sales	8	16	+ 100.0%	109	113	+ 3.7%
Median Sales Price*	\$188,000	\$210,000	+ 11.7%	\$196,250	\$213,000	+ 8.5%
Percent of Original List Price Received*	98.8%	97.8%	- 1.0%	97.4%	99.8%	+ 2.5%
Days on Market Until Sale	39	18	- 53.6%	41	23	- 44.0%
Inventory of Homes for Sale	20	17	- 15.0%	--	--	--
Months Supply of Inventory	1.8	1.5	- 13.7%	--	--	--

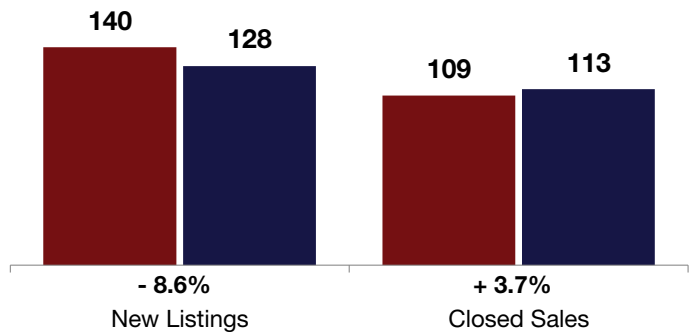
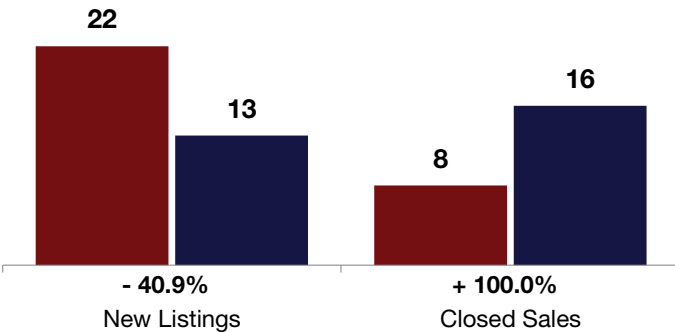
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

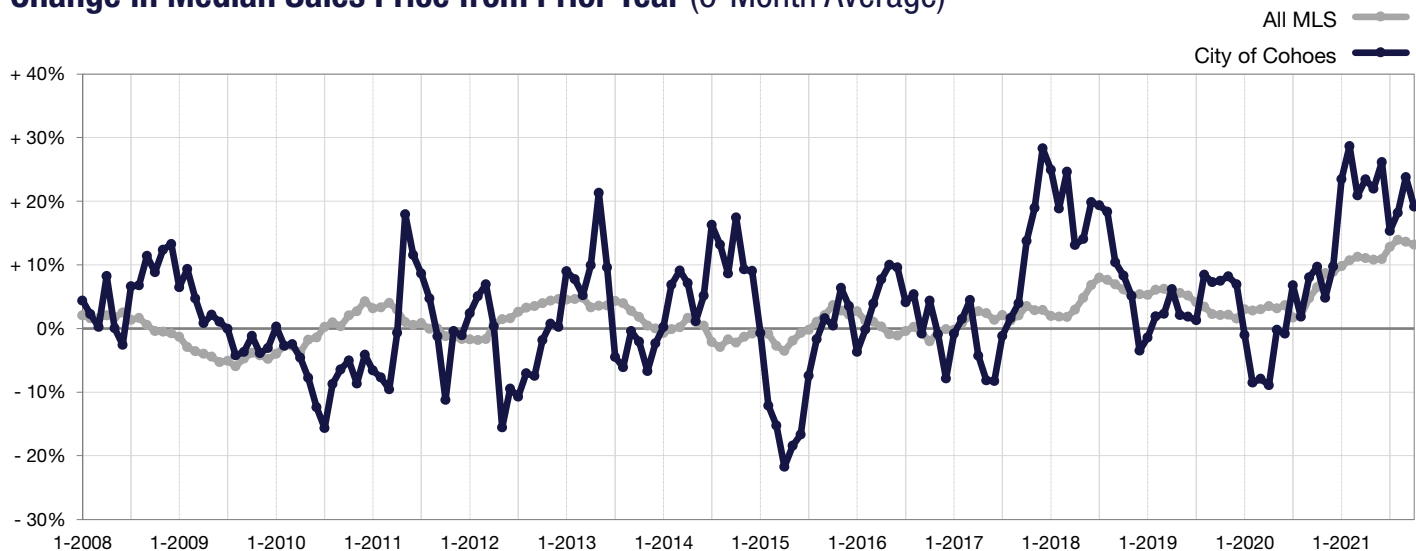
■ 2020 ■ 2021

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.