

Local Market Update – November 2021

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



City of Cohoes

- 41.7%

+ 11.1%

- 11.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	12	7	- 41.7%	152	135	- 11.2%
Closed Sales	9	10	+ 11.1%	118	124	+ 5.1%
Median Sales Price*	\$211,000	\$187,450	- 11.2%	\$196,800	\$212,500	+ 8.0%
Percent of Original List Price Received*	99.3%	98.1%	- 1.2%	97.5%	99.7%	+ 2.2%
Days on Market Until Sale	26	23	- 11.2%	40	23	- 42.7%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.4%	--	--	--

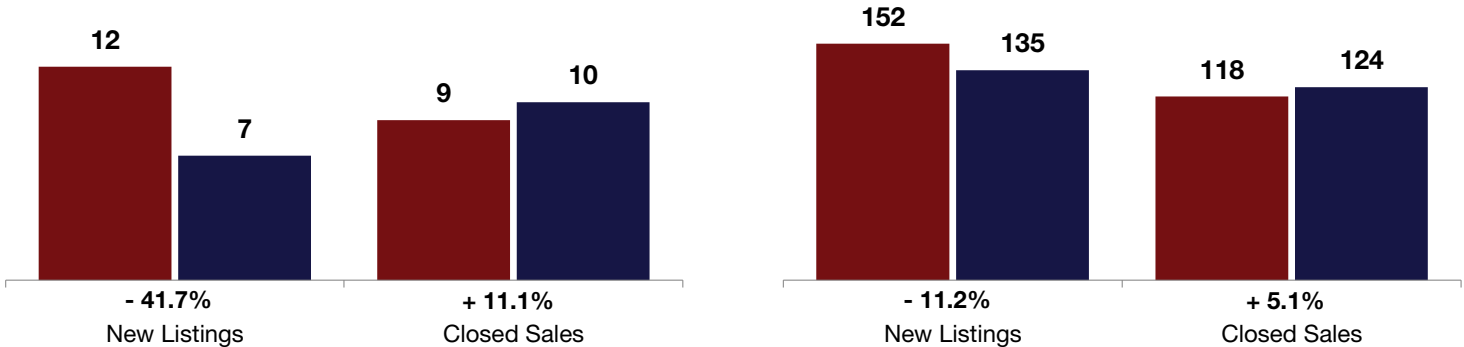
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

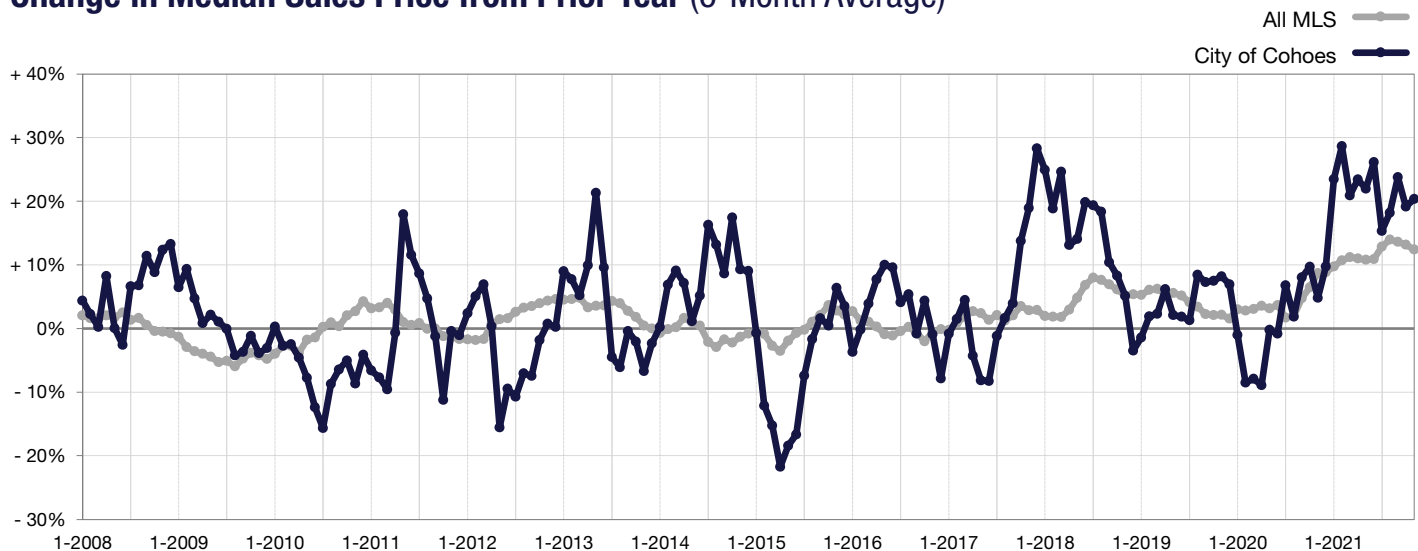
■ 2020 ■ 2021

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.