

Local Market Update – December 2021

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



City of Cohoes

- 52.6%

Change in
New Listings

- 52.0%

Change in
Closed Sales

+ 3.6%

Change in
Median Sales Price

December

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	19	9	- 52.6%	253	237	- 6.3%
Closed Sales	25	12	- 52.0%	187	218	+ 16.6%
Median Sales Price*	\$202,800	\$210,000	+ 3.6%	\$225,000	\$262,700	+ 16.8%
Percent of Original List Price Received*	97.0%	97.5%	+ 0.5%	99.3%	100.9%	+ 1.6%
Days on Market Until Sale	27	38	+ 41.5%	44	22	- 49.2%
Inventory of Homes for Sale	38	29	- 23.7%	--	--	--
Months Supply of Inventory	2.1	1.7	- 16.1%	--	--	--

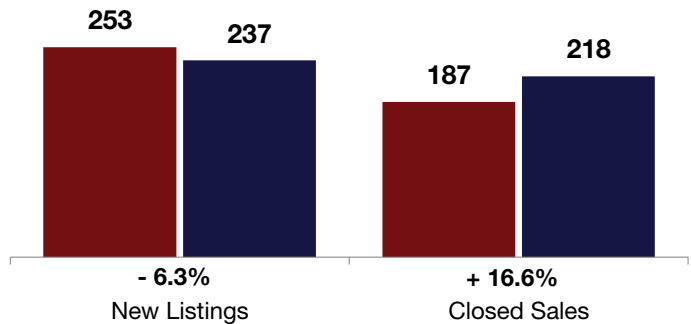
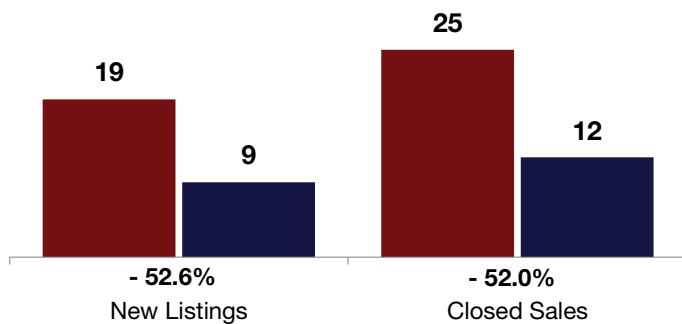
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

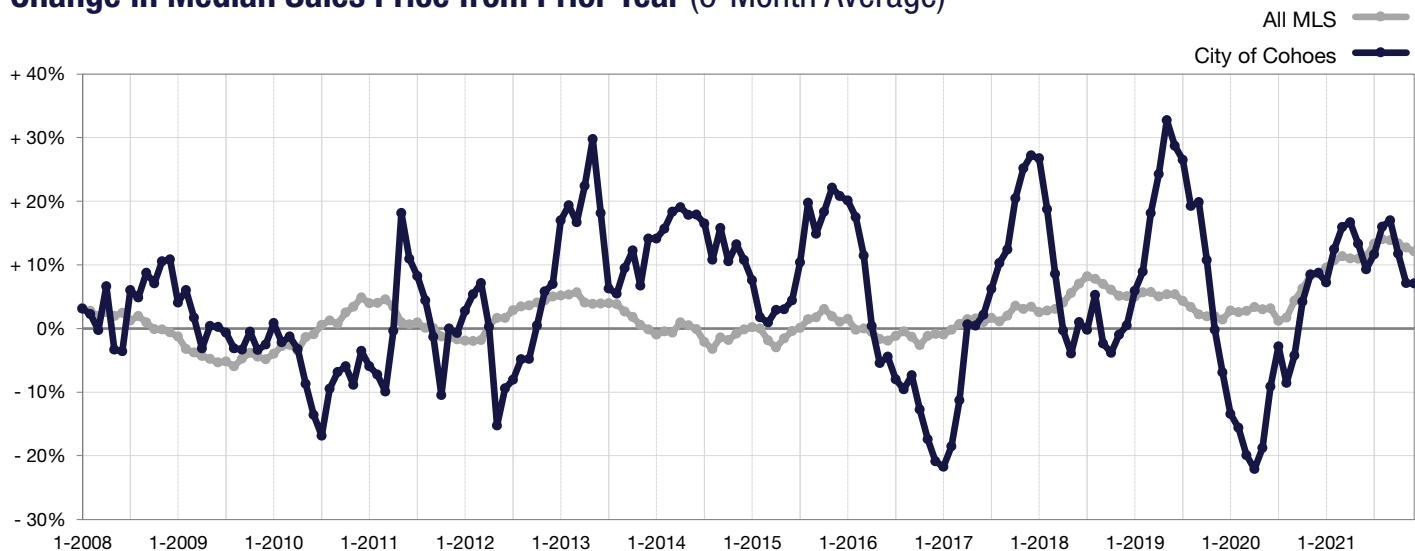
■ 2020 ■ 2021

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.