

Local Market Update – April 2022

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



- 8.3%

- 41.7%

- 1.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

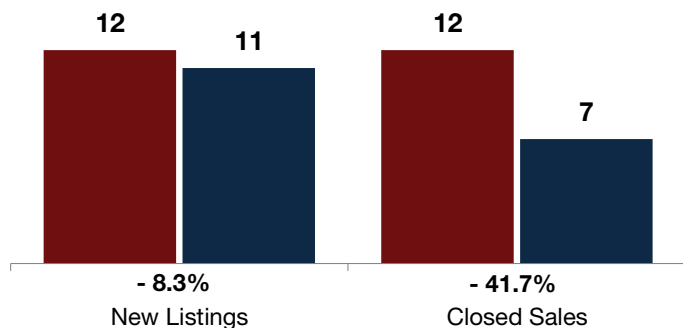
City of Cohoes

	April			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	12	11	- 8.3%	41	50	+ 22.0%
Closed Sales	12	7	- 41.7%	44	32	- 27.3%
Median Sales Price*	\$227,500	\$225,000	- 1.1%	\$205,500	\$230,000	+ 11.9%
Percent of Original List Price Received*	98.8%	99.6%	+ 0.8%	98.8%	97.6%	- 1.3%
Days on Market Until Sale	20	14	- 30.9%	21	31	+ 47.5%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	0.8	0.4	- 57.7%	--	--	--

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

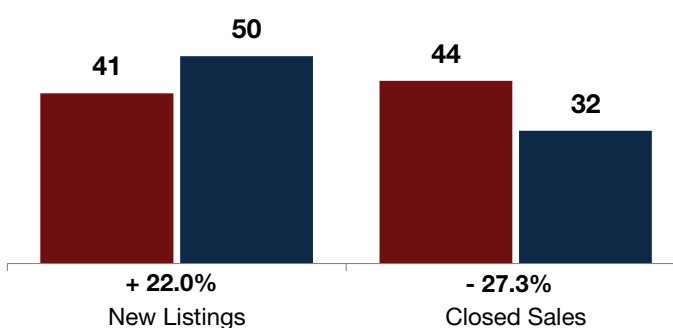
April

■ 2021 ■ 2022

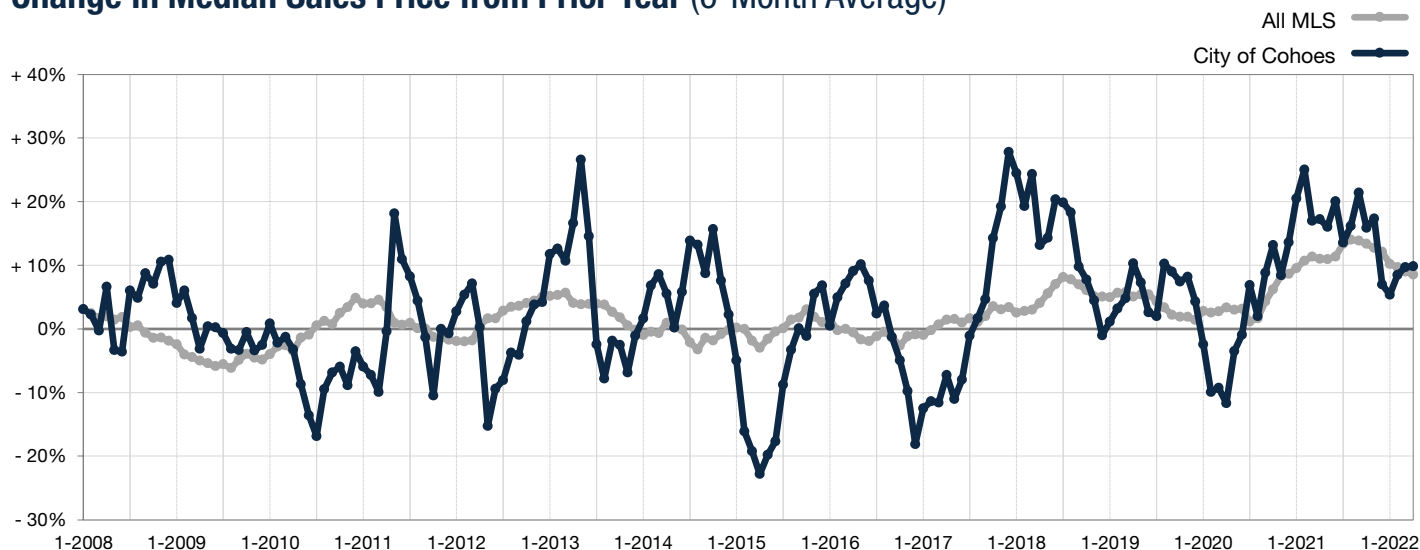


Year to Date

■ 2021 ■ 2022



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.