

Local Market Update – July 2022

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



City of Cohoes

- 13.3%

Change in
New Listings

- 18.8%

Change in
Closed Sales

+ 34.9%

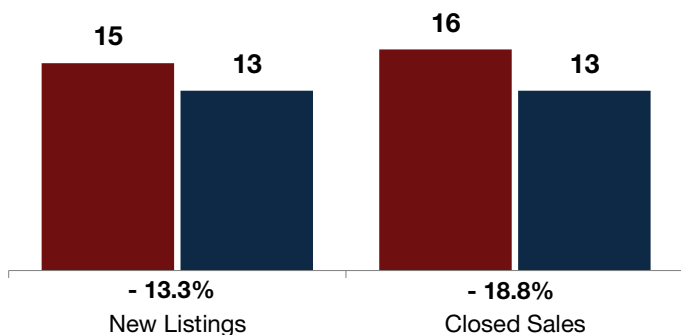
Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	15	13	- 13.3%	87	90	+ 3.4%
Closed Sales	16	13	- 18.8%	83	74	- 10.8%
Median Sales Price*	\$196,500	\$265,000	+ 34.9%	\$212,000	\$249,500	+ 17.7%
Percent of Original List Price Received*	100.6%	105.4%	+ 4.8%	99.8%	100.2%	+ 0.4%
Days on Market Until Sale	21	8	- 61.0%	25	20	- 21.5%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 5.3%	--	--	--

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

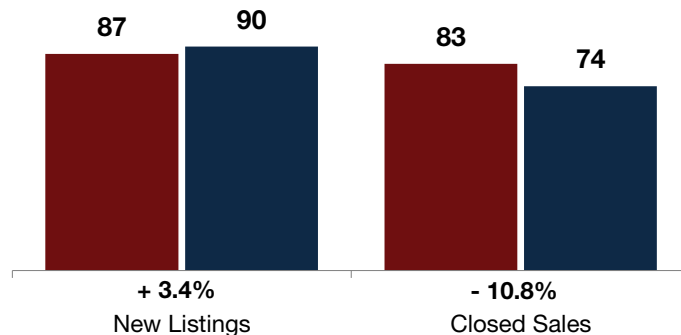
July

■ 2021 ■ 2022

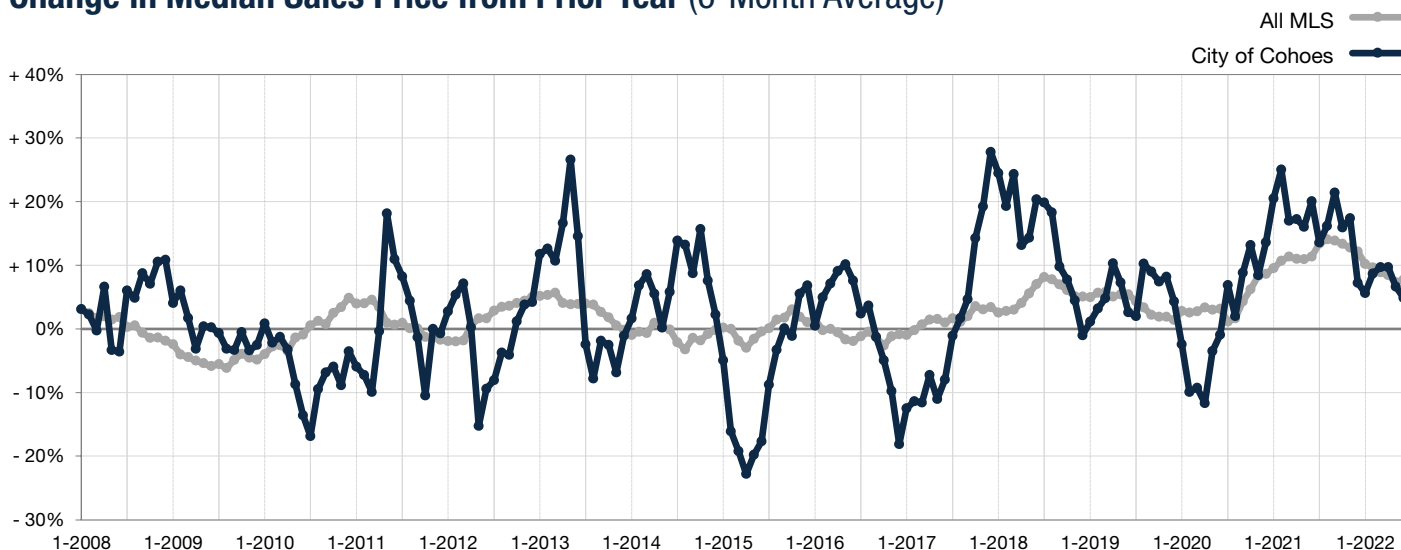


Year to Date

■ 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.