

Local Market Update – August 2022

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



+ 15.4%

- 66.7%

- 42.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

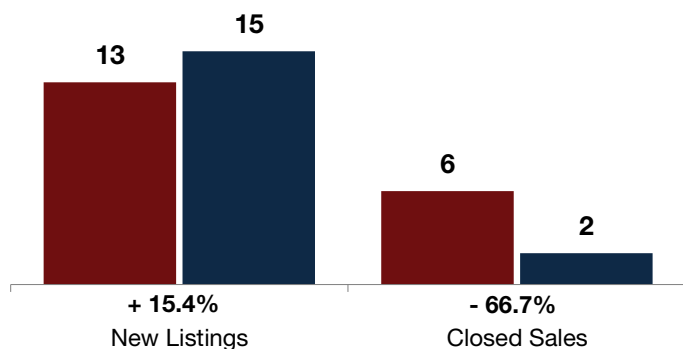
City of Cohoes

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	13	15	+ 15.4%	100	105	+ 5.0%
Closed Sales	6	2	- 66.7%	89	78	- 12.4%
Median Sales Price*	\$258,250	\$149,423	- 42.1%	\$215,000	\$246,500	+ 14.7%
Percent of Original List Price Received*	103.5%	101.2%	- 2.2%	100.0%	99.8%	- 0.2%
Days on Market Until Sale	21	17	- 17.7%	25	22	- 13.6%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 12.7%	--	--	--

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

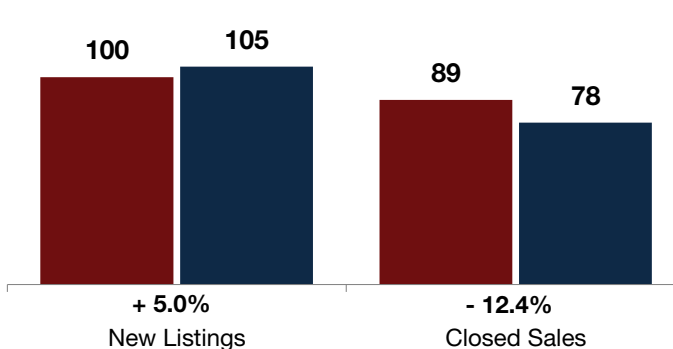
August

■ 2021 ■ 2022

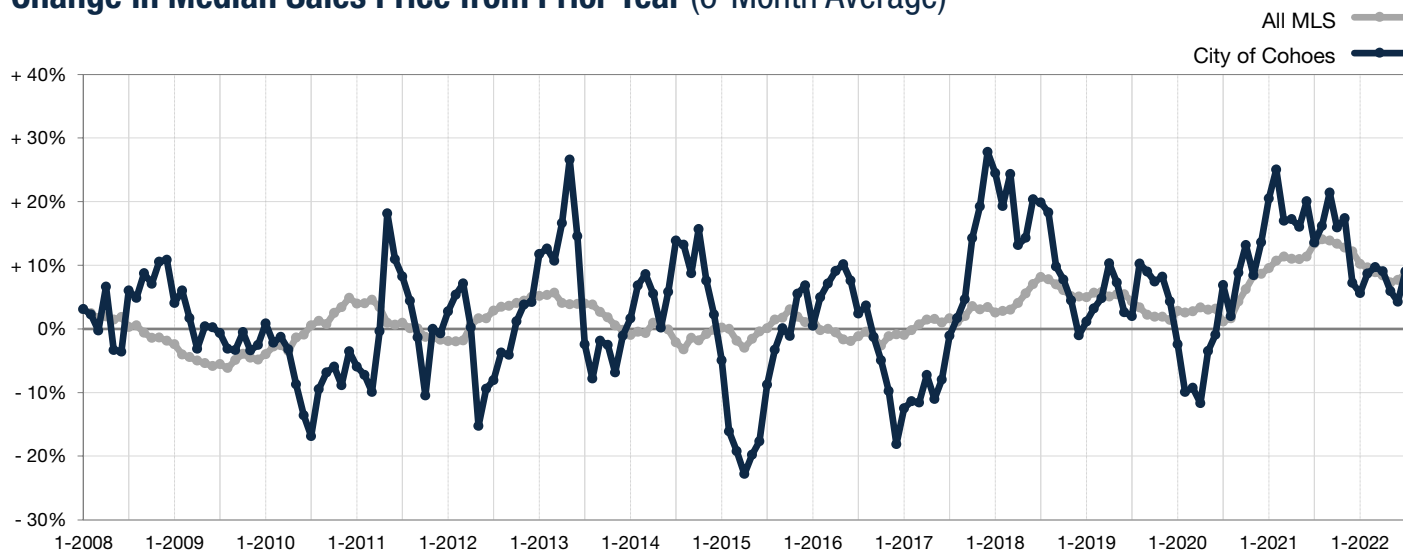


Year to Date

■ 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.