

Local Market Update – September 2022

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



- 14.3%

+ 22.2%

+ 23.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

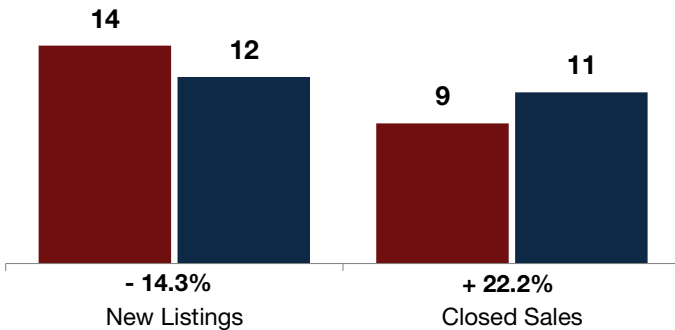
City of Cohoes

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	14	12	- 14.3%	114	116	+ 1.8%
Closed Sales	9	11	+ 22.2%	98	89	- 9.2%
Median Sales Price*	\$210,000	\$258,500	+ 23.1%	\$214,000	\$249,000	+ 16.4%
Percent of Original List Price Received*	102.3%	96.5%	- 5.6%	100.2%	99.4%	- 0.8%
Days on Market Until Sale	10	23	+ 122.6%	24	22	- 7.9%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.9%	--	--	--

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

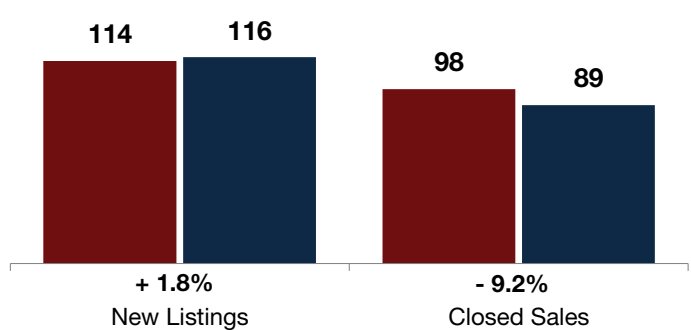
September

■ 2021 ■ 2022

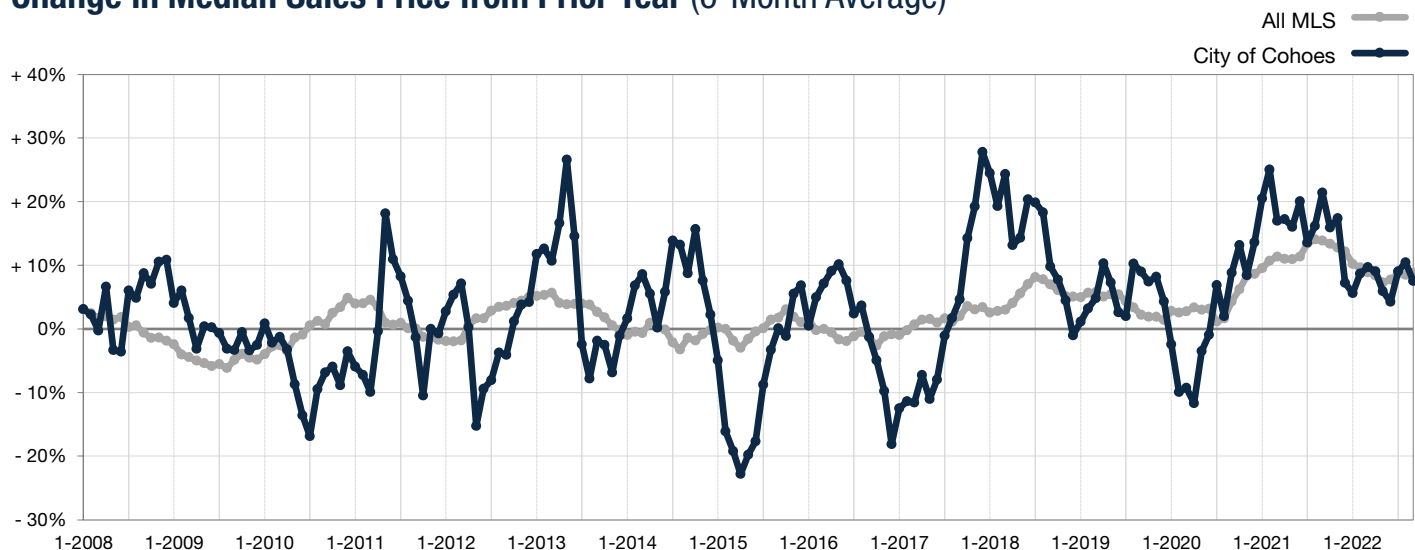


Year to Date

■ 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.