

Local Market Update – October 2022

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



- 15.4%

- 47.1%

+ 11.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	13	11	- 15.4%	127	127	0.0%
Closed Sales	17	9	- 47.1%	115	98	- 14.8%
Median Sales Price*	\$215,000	\$240,500	+ 11.9%	\$215,000	\$245,000	+ 14.0%
Percent of Original List Price Received*	98.0%	103.0%	+ 5.0%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	17	9	- 50.7%	23	21	- 9.5%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.2	1.5	- 32.4%	--	--	--

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

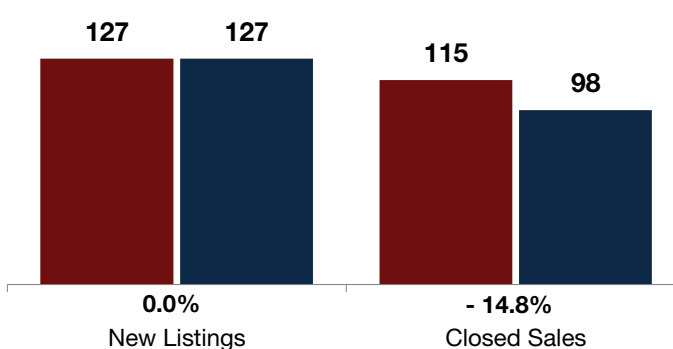
October

■ 2021 ■ 2022

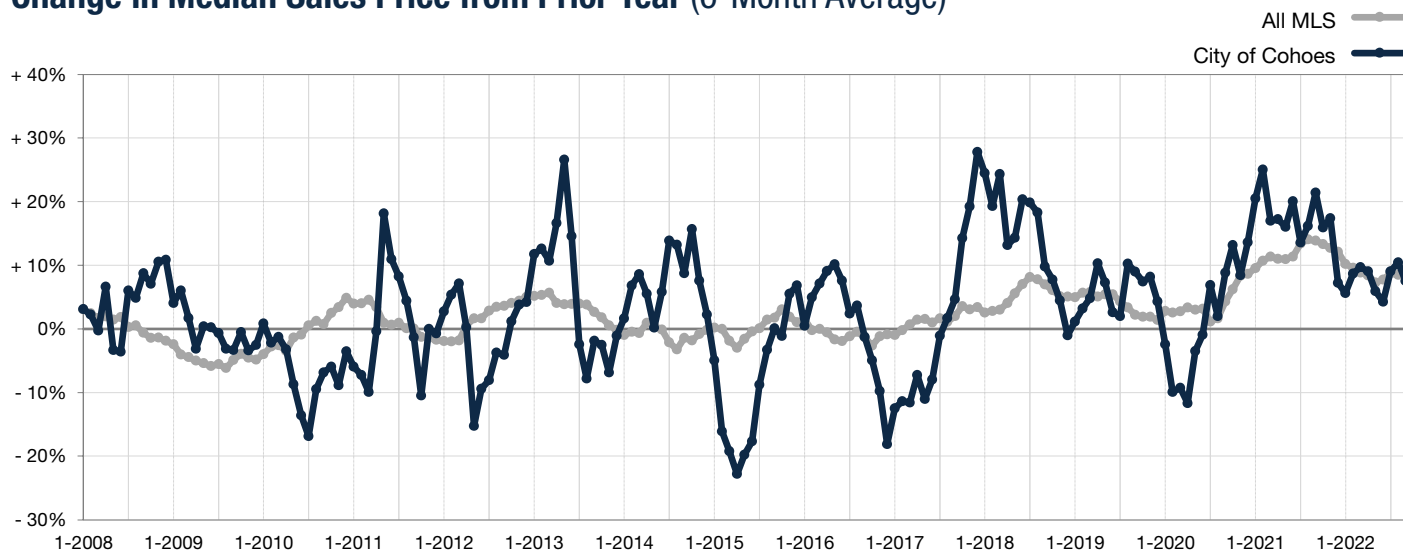


Year to Date

■ 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.