

Local Market Update – August 2019

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



City of Cohoes

+ 53.8%

- 57.1%

- 4.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	13	20	+ 53.8%	112	128	+ 14.3%
Closed Sales	14	6	- 57.1%	86	67	- 22.1%
Median Sales Price*	\$176,000	\$167,750	- 4.7%	\$175,250	\$175,000	- 0.1%
Percent of Original List Price Received*	93.7%	91.7%	- 2.1%	94.6%	95.7%	+ 1.1%
Days on Market Until Sale	29	80	+ 179.2%	55	55	- 0.4%
Inventory of Homes for Sale	31	43	+ 38.7%	--	--	--
Months Supply of Inventory	3.0	4.3	+ 46.9%	--	--	--

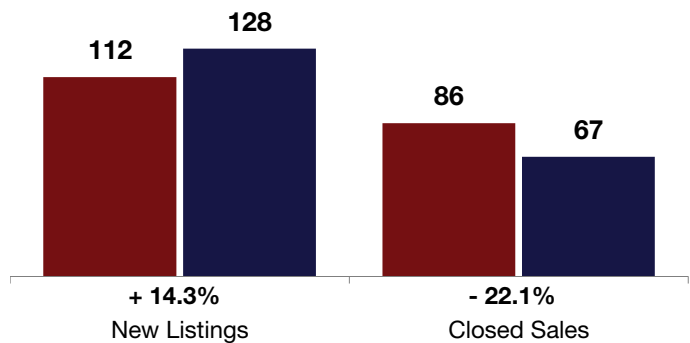
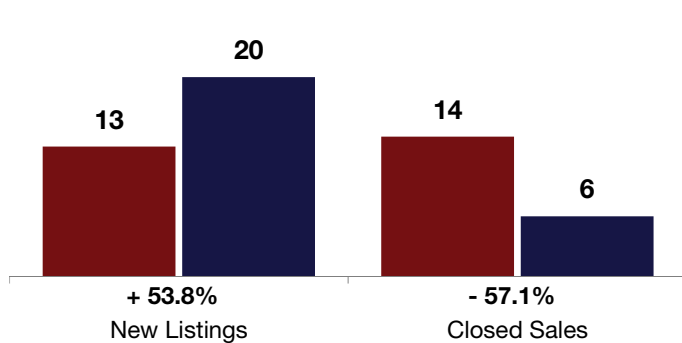
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

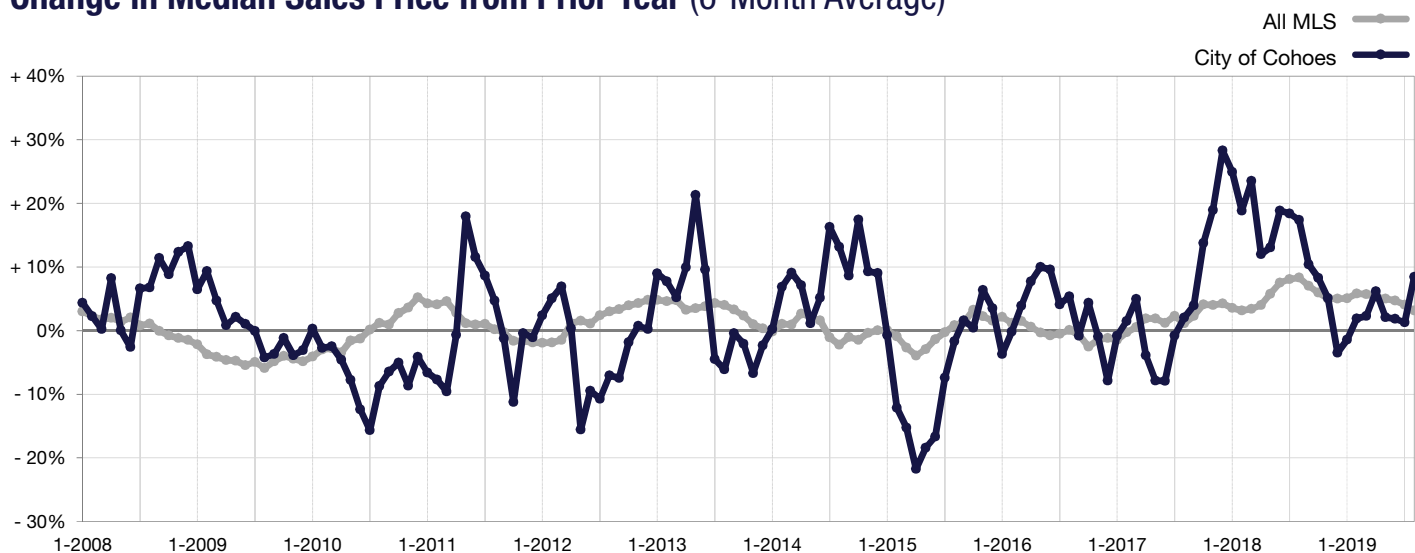
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.