

Local Market Update – November 2022

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



+ 12.5%

- 9.1%

+ 10.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

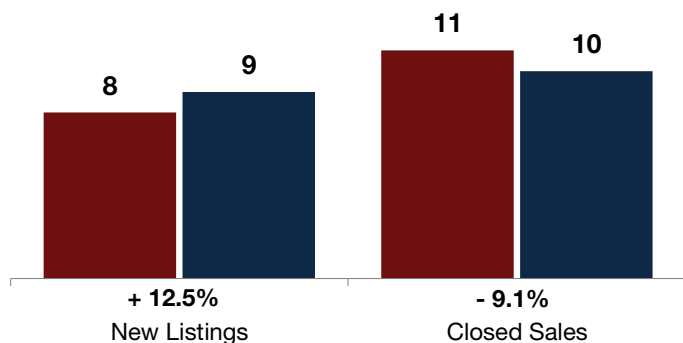
City of Cohoes

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	8	9	+ 12.5%	135	136	+ 0.7%
Closed Sales	11	10	- 9.1%	126	109	- 13.5%
Median Sales Price*	\$205,000	\$226,000	+ 10.2%	\$214,000	\$245,000	+ 14.5%
Percent of Original List Price Received*	97.8%	99.2%	+ 1.4%	99.7%	99.7%	- 0.1%
Days on Market Until Sale	27	33	+ 20.8%	23	22	- 6.9%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.6	1.4	- 13.7%	--	--	--

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

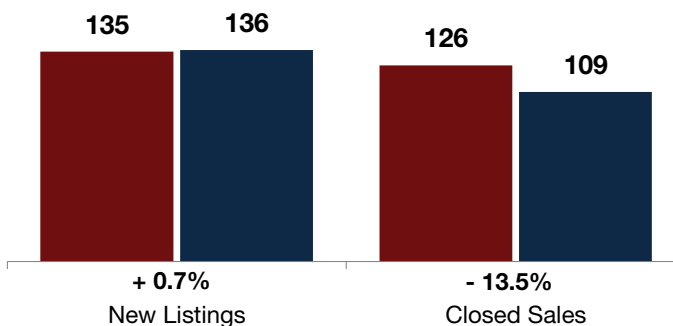
November

■ 2021 ■ 2022

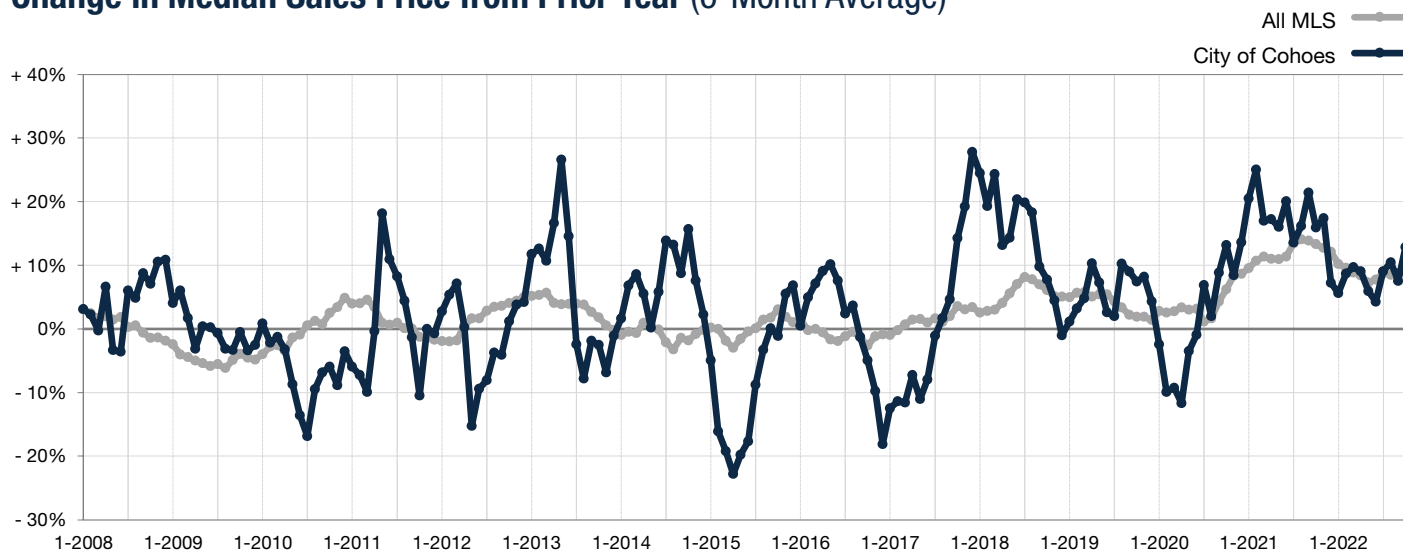


Year to Date

■ 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.