

Local Market Update – December 2022

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



+ 200.0% **- 11.1%** **+ 23.0%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

December

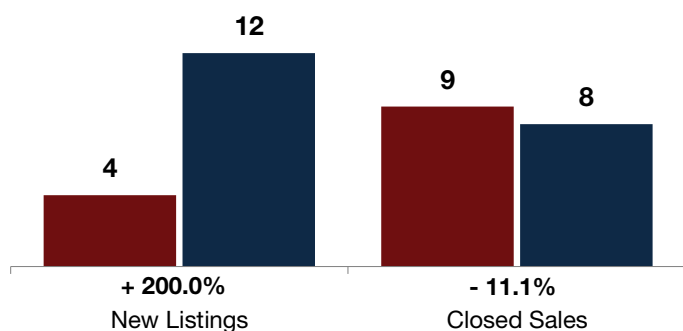
Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	4	12	+ 200.0%	139	148	+ 6.5%
Closed Sales	9	8	- 11.1%	135	118	- 12.6%
Median Sales Price*	\$191,000	\$235,000	+ 23.0%	\$212,000	\$242,750	+ 14.5%
Percent of Original List Price Received*	96.8%	99.9%	+ 3.2%	99.5%	99.7%	+ 0.2%
Days on Market Until Sale	35	33	- 6.5%	24	22	- 7.2%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 3.3%	--	--	--

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

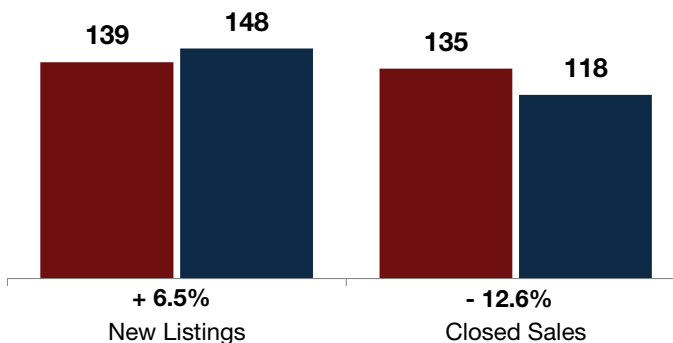
December

■ 2021 ■ 2022

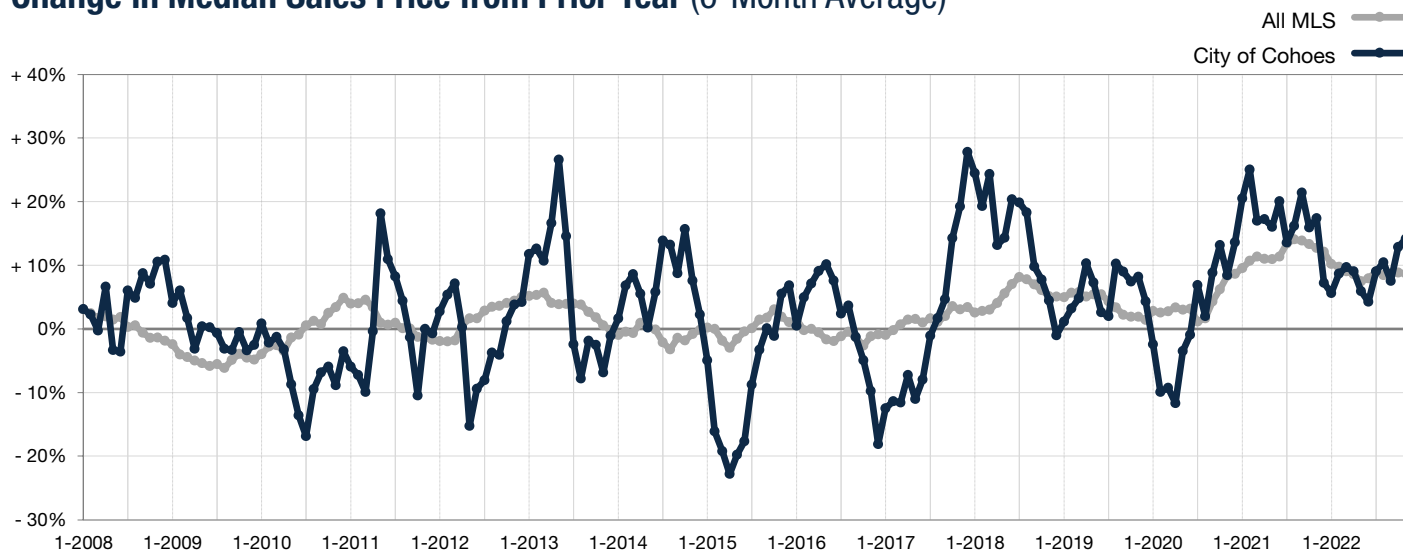


Year to Date

■ 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.