

Local Market Update – January 2023

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



- 16.7%

+ 12.5%

+ 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

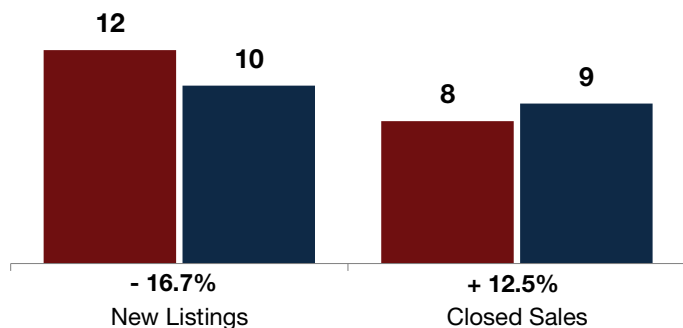
City of Cohoes

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	10	- 16.7%	12	10	- 16.7%
Closed Sales	8	9	+ 12.5%	8	9	+ 12.5%
Median Sales Price*	\$203,500	\$219,000	+ 7.6%	\$203,500	\$219,000	+ 7.6%
Percent of Original List Price Received*	98.4%	100.5%	+ 2.2%	98.4%	100.5%	+ 2.2%
Days on Market Until Sale	35	15	- 55.9%	35	15	- 55.9%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.2	1.2	- 4.7%	--	--	--

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

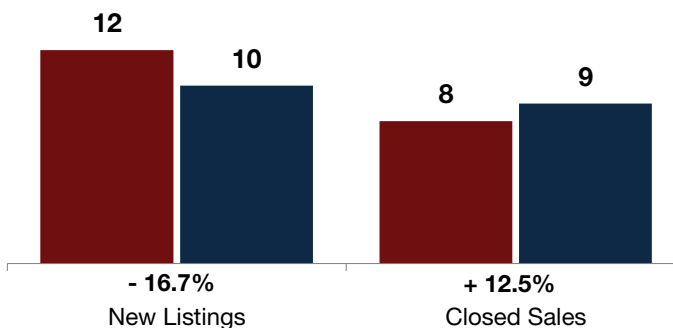
January

■ 2022 ■ 2023

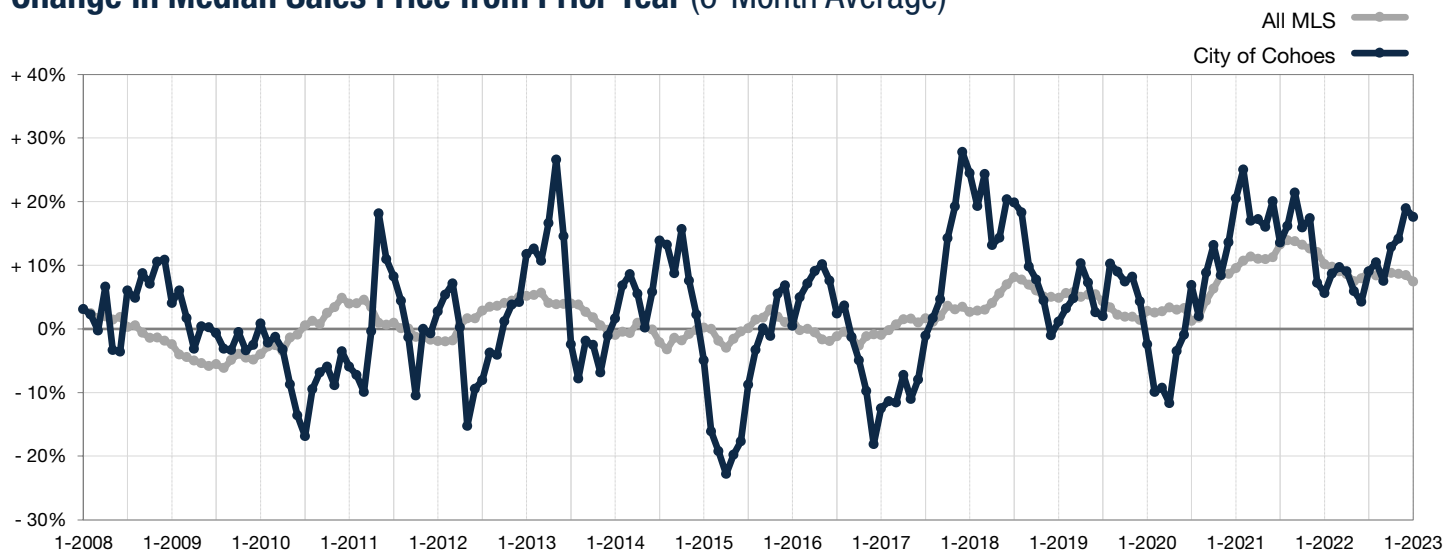


Year to Date

■ 2022 ■ 2023



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.