

# Local Market Update – February 2023

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



## City of Cohoes

**+ 42.9%**

Change in  
New Listings

**+ 200.0%**

Change in  
Closed Sales

**+ 5.2%**

Change in  
Median Sales Price

### February

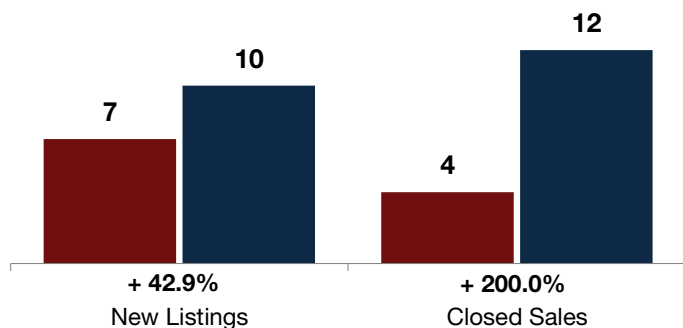
### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	7	10	+ 42.9%	19	20	+ 5.3%
Closed Sales	4	12	+ 200.0%	12	21	+ 75.0%
Median Sales Price*	\$237,000	\$249,250	+ 5.2%	\$221,856	\$228,500	+ 3.0%
Percent of Original List Price Received*	95.9%	95.6%	- 0.3%	97.5%	97.7%	+ 0.2%
Days on Market Until Sale	61	26	- 56.8%	43	22	- 50.3%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 18.6%	--	--	--

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

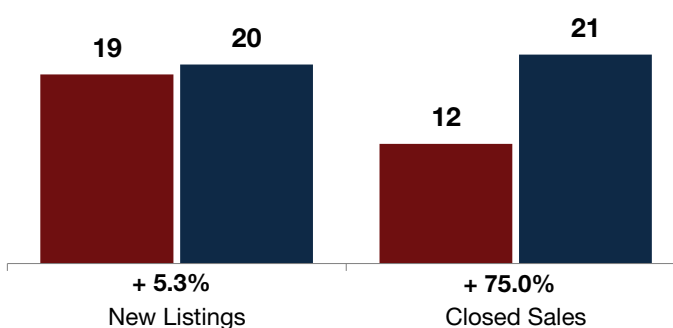
### February

■ 2022 ■ 2023

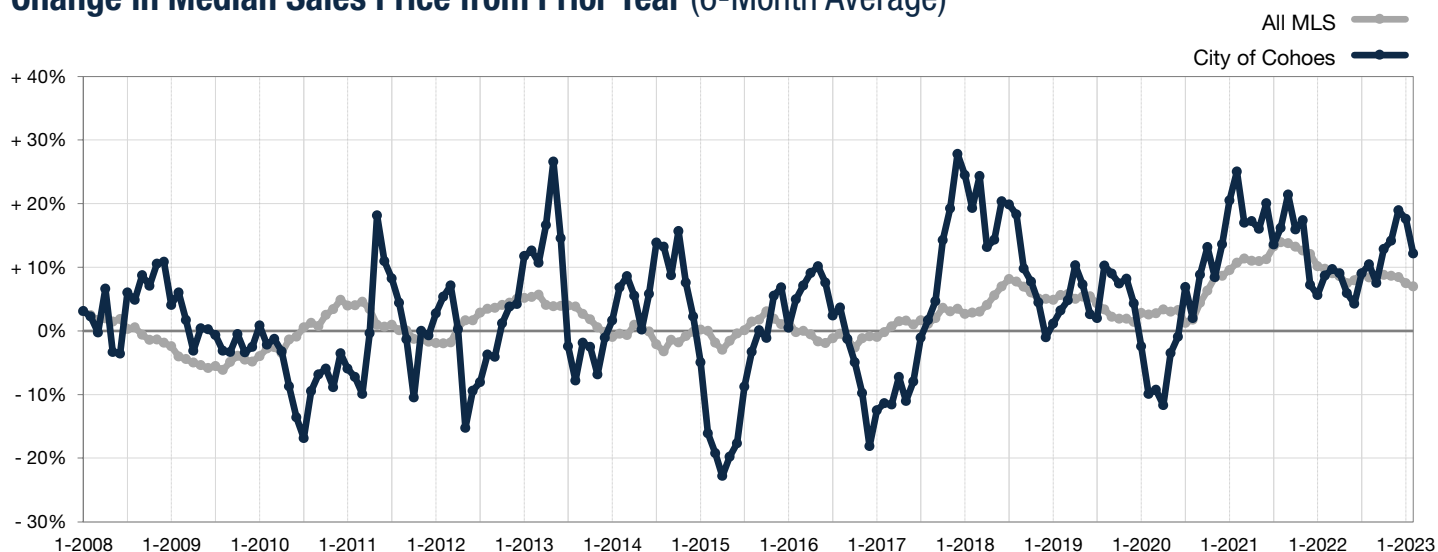


### Year to Date

■ 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.