

Local Market Update – March 2023

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



- 40.0%

Change in
New Listings

- 38.5%

Change in
Closed Sales

- 41.3%

Change in
Median Sales Price

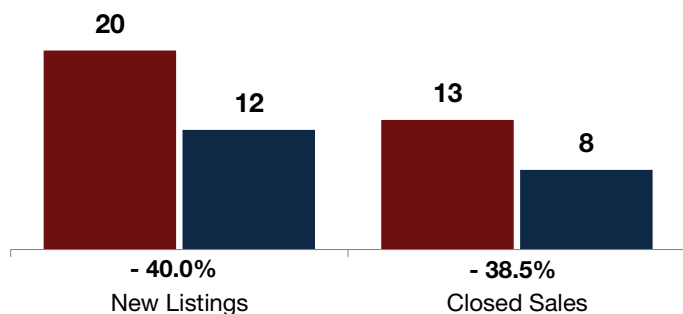
City of Cohoes

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	12	- 40.0%	39	32	- 17.9%
Closed Sales	13	8	- 38.5%	25	30	+ 20.0%
Median Sales Price*	\$240,000	\$140,850	- 41.3%	\$225,000	\$216,900	- 3.6%
Percent of Original List Price Received*	95.7%	86.7%	- 9.4%	96.6%	94.9%	- 1.8%
Days on Market Until Sale	37	27	- 28.4%	40	22	- 44.7%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 32.9%	--	--	--

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

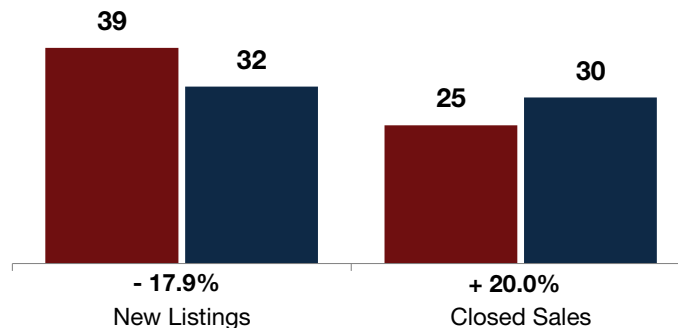
March

■ 2022 ■ 2023

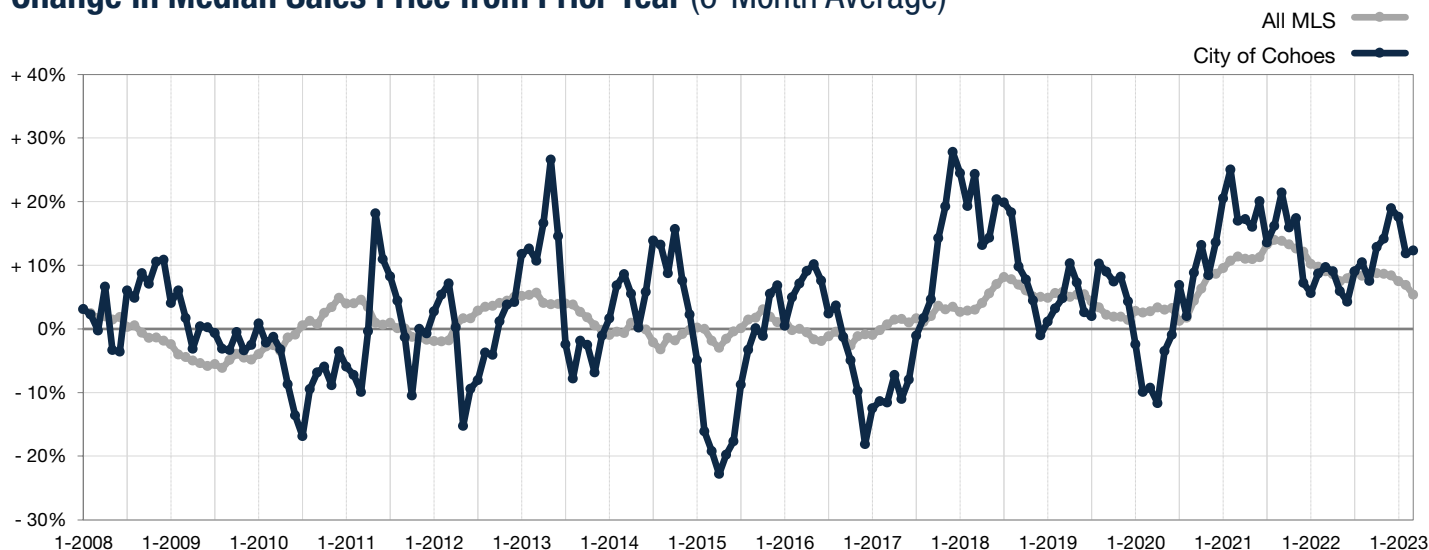


Year to Date

■ 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.