

Local Market Update – April 2023

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



- 63.6%

- 14.3%

- 4.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

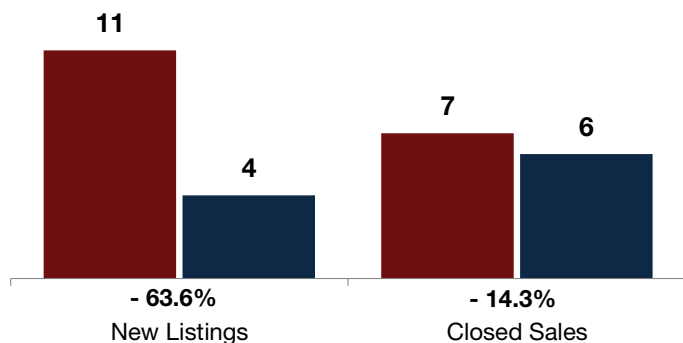
City of Cohoes

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	4	- 63.6%	50	36	- 28.0%
Closed Sales	7	6	- 14.3%	32	37	+ 15.6%
Median Sales Price*	\$225,000	\$216,000	- 4.0%	\$225,000	\$220,000	- 2.2%
Percent of Original List Price Received*	99.6%	99.8%	+ 0.2%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	14	19	+ 41.0%	34	21	- 38.0%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 74.3%	--	--	--

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

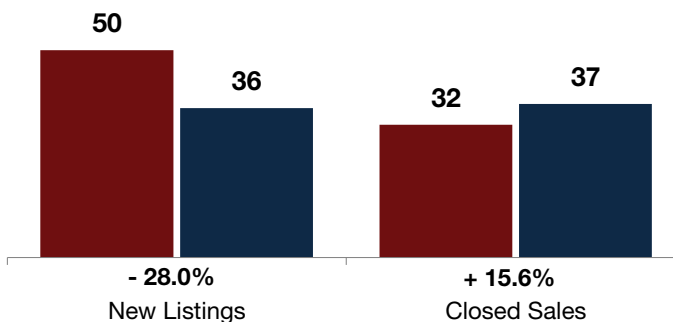
April

■ 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.