

# Local Market Update – May 2023

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



**- 6.7%**

**- 50.0%**

**- 15.4%**

Change in  
New Listings

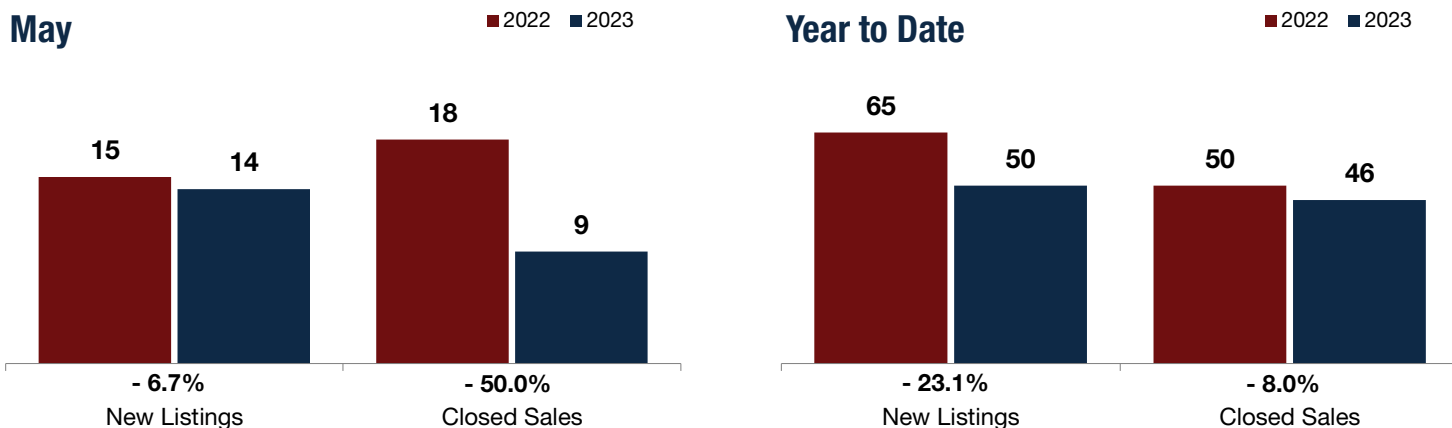
Change in  
Closed Sales

Change in  
Median Sales Price

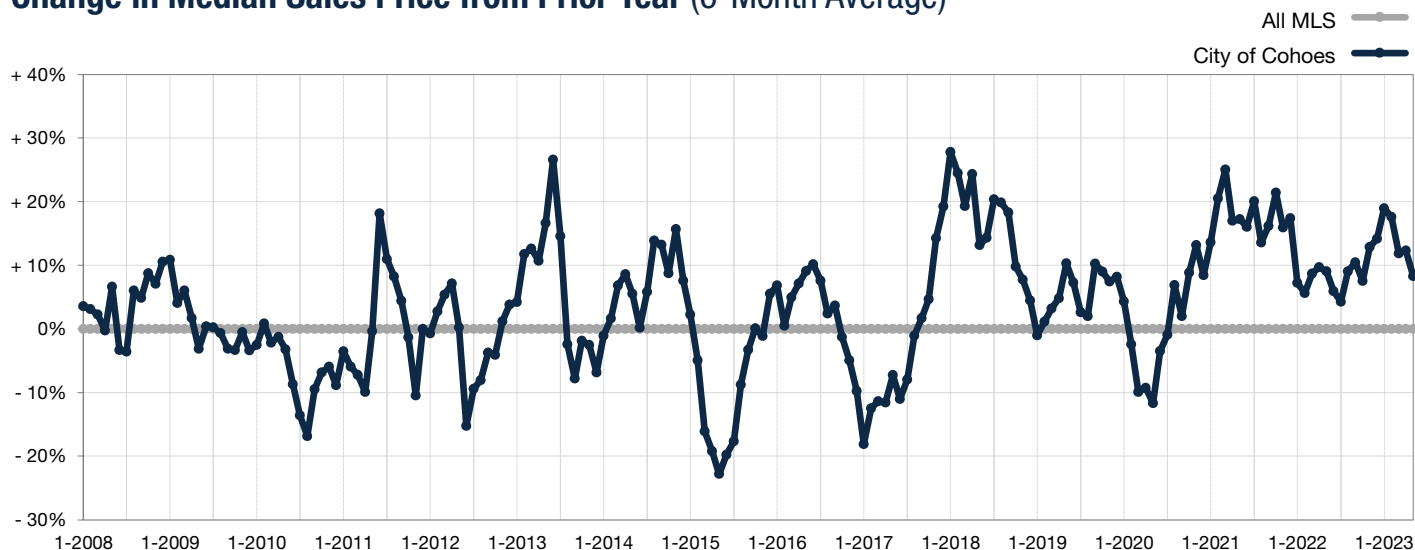
## City of Cohoes

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	14	- 6.7%	65	50	- 23.1%
Closed Sales	18	9	- 50.0%	50	46	- 8.0%
Median Sales Price*	\$236,500	\$200,000	- 15.4%	\$226,500	\$219,500	- 3.1%
Percent of Original List Price Received*	99.0%	93.6%	- 5.4%	97.9%	96.3%	- 1.6%
Days on Market Until Sale	17	51	+ 211.8%	28	27	- 2.6%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 21.0%	--	--	--

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



### 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.