

Local Market Update – June 2023

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



City of Cohoes

0.0%

- 50.0%

- 5.5%

Change in
New Listings

Change in
Closed Sales

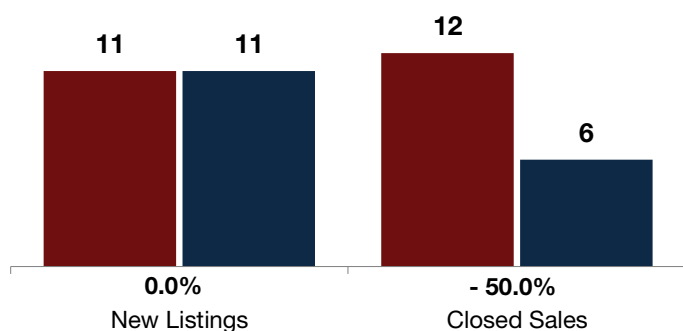
Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	11	0.0%	76	61	- 19.7%
Closed Sales	12	6	- 50.0%	62	52	- 16.1%
Median Sales Price*	\$280,500	\$265,000	- 5.5%	\$242,500	\$224,250	- 7.5%
Percent of Original List Price Received*	102.8%	105.2%	+ 2.3%	98.8%	97.3%	- 1.5%
Days on Market Until Sale	7	10	+ 38.6%	24	25	+ 5.4%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.3	1.0	- 20.5%	--	--	--

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

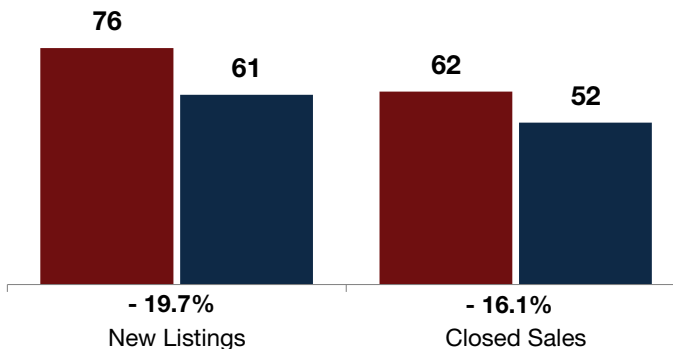
June

■ 2022 ■ 2023

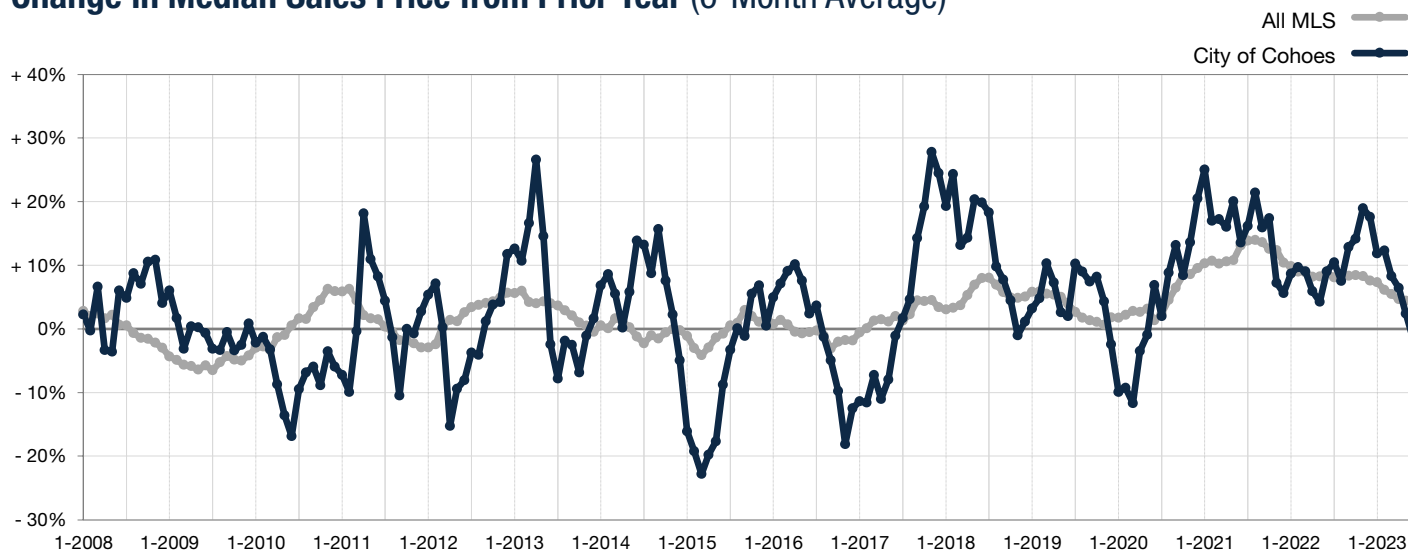


Year to Date

■ 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.