

# Local Market Update – July 2023

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



**- 38.5%**

**- 50.0%**

**+ 8.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

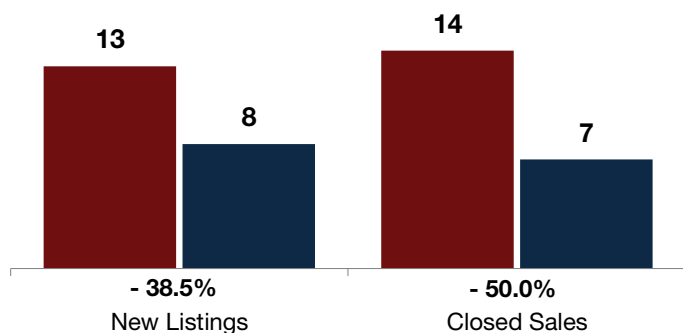
## City of Cohoes

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	13	8	- 38.5%	89	68	- 23.6%
Closed Sales	14	7	- 50.0%	76	60	- 21.1%
Median Sales Price*	\$257,500	<b>\$280,000</b>	+ 8.7%	\$248,500	<b>\$237,500</b>	- 4.4%
Percent of Original List Price Received*	104.0%	<b>100.9%</b>	- 2.9%	99.8%	<b>97.7%</b>	- 2.0%
Days on Market Until Sale	12	<b>14</b>	+ 16.8%	22	<b>24</b>	+ 8.3%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	1.7	<b>0.8</b>	- 54.2%	--	--	--

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

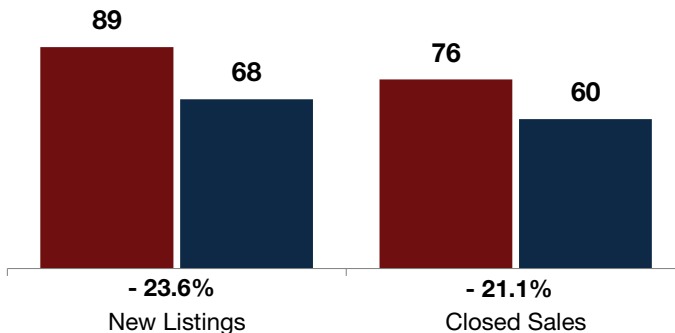
### July

■ 2022 ■ 2023

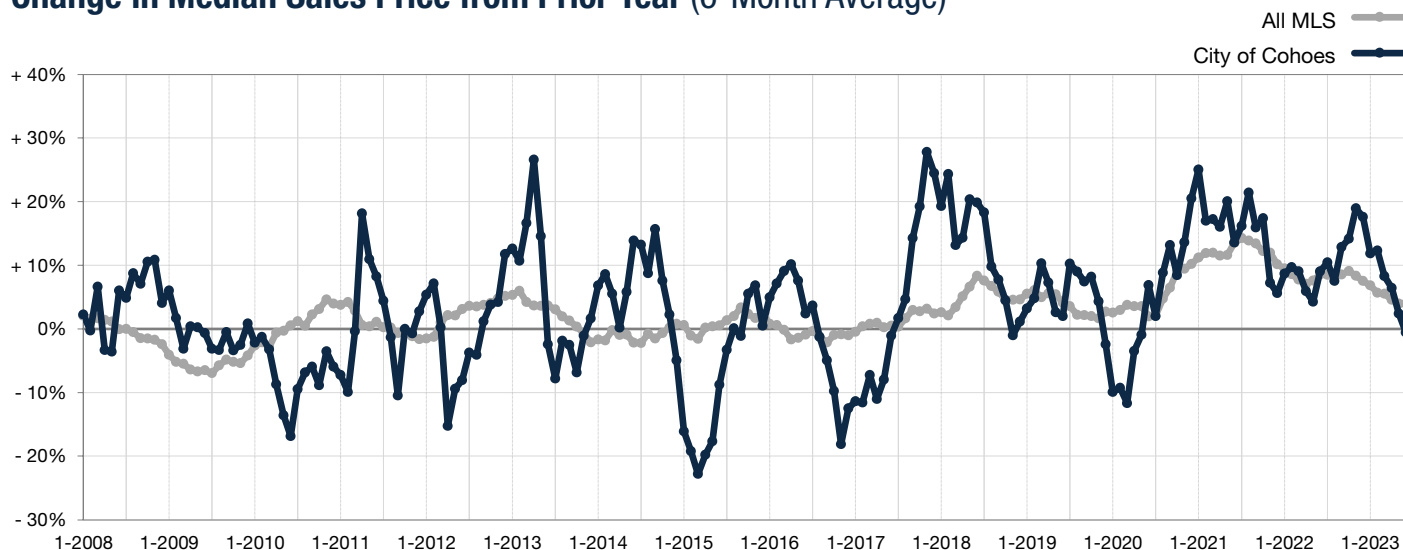


### Year to Date

■ 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.