

Local Market Update – August 2023

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



- 28.6% **+ 200.0%** **+ 93.7%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

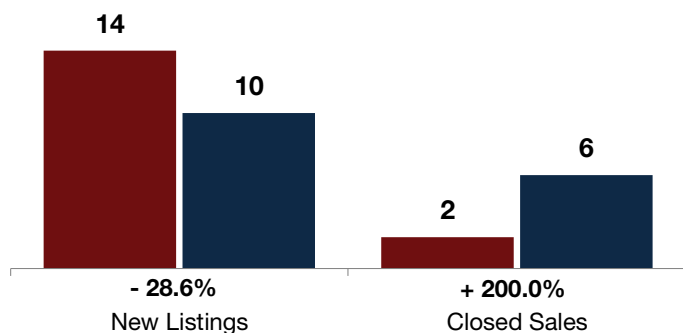
City of Cohoes

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	10	- 28.6%	103	78	- 24.3%
Closed Sales	2	6	+ 200.0%	78	66	- 15.4%
Median Sales Price*	\$149,423	\$289,500	+ 93.7%	\$246,500	\$245,250	- 0.5%
Percent of Original List Price Received*	101.2%	103.5%	+ 2.2%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	17	13	- 25.5%	22	23	+ 4.3%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.6	1.5	- 0.5%	--	--	--

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

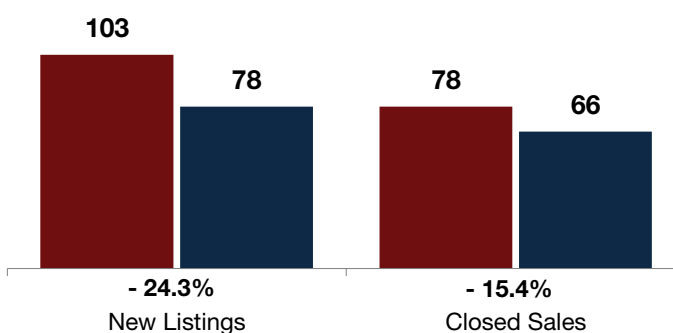
August

■ 2022 ■ 2023

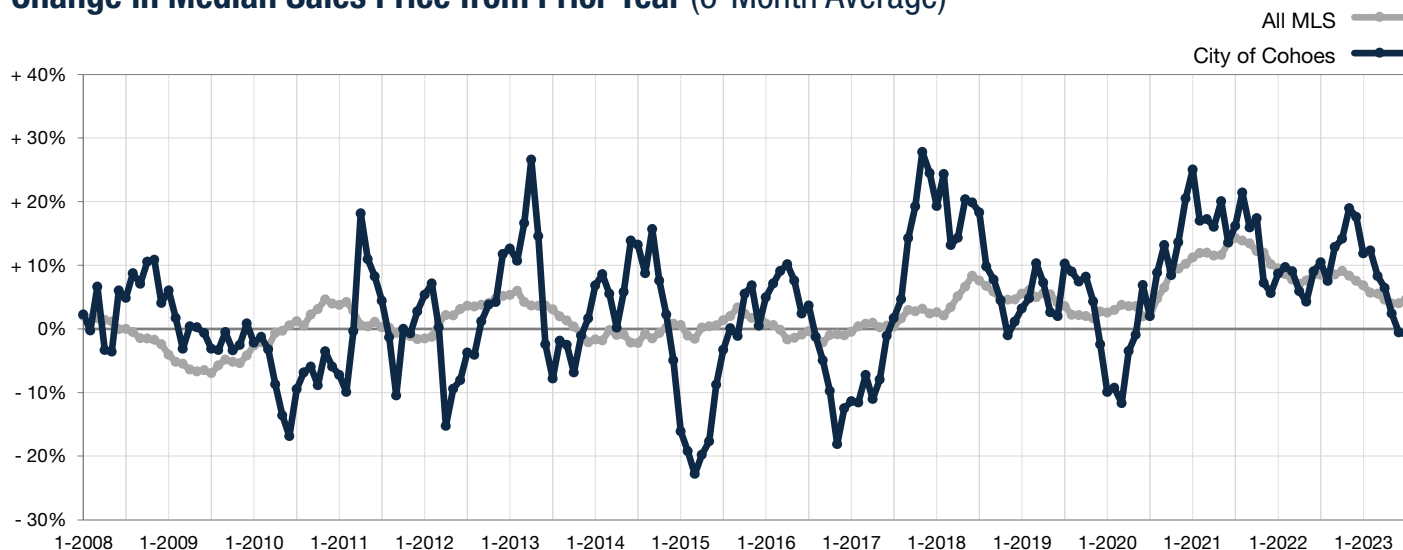


Year to Date

■ 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.