

Local Market Update – September 2019

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



City of Cohoes

- 50.0%

+ 28.6%

+ 3.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	28	14	- 50.0%	140	142	+ 1.4%
Closed Sales	7	9	+ 28.6%	93	76	- 18.3%
Median Sales Price*	\$169,900	\$176,000	+ 3.6%	\$175,000	\$175,500	+ 0.3%
Percent of Original List Price Received*	95.9%	96.3%	+ 0.4%	94.7%	95.7%	+ 1.1%
Days on Market Until Sale	14	26	+ 90.8%	52	51	- 1.0%
Inventory of Homes for Sale	49	37	- 24.5%	--	--	--
Months Supply of Inventory	4.6	3.5	- 22.7%	--	--	--

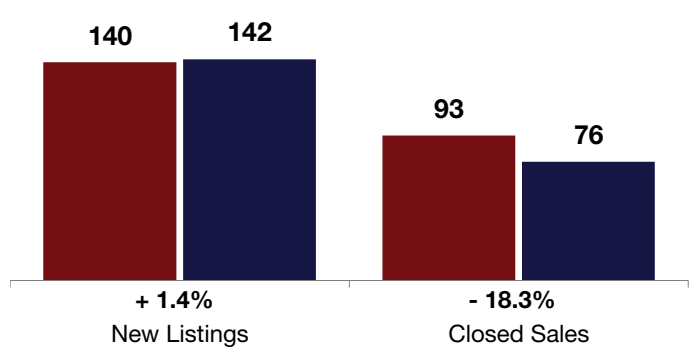
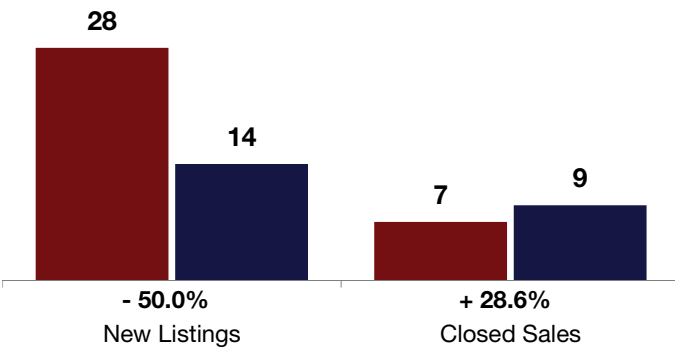
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

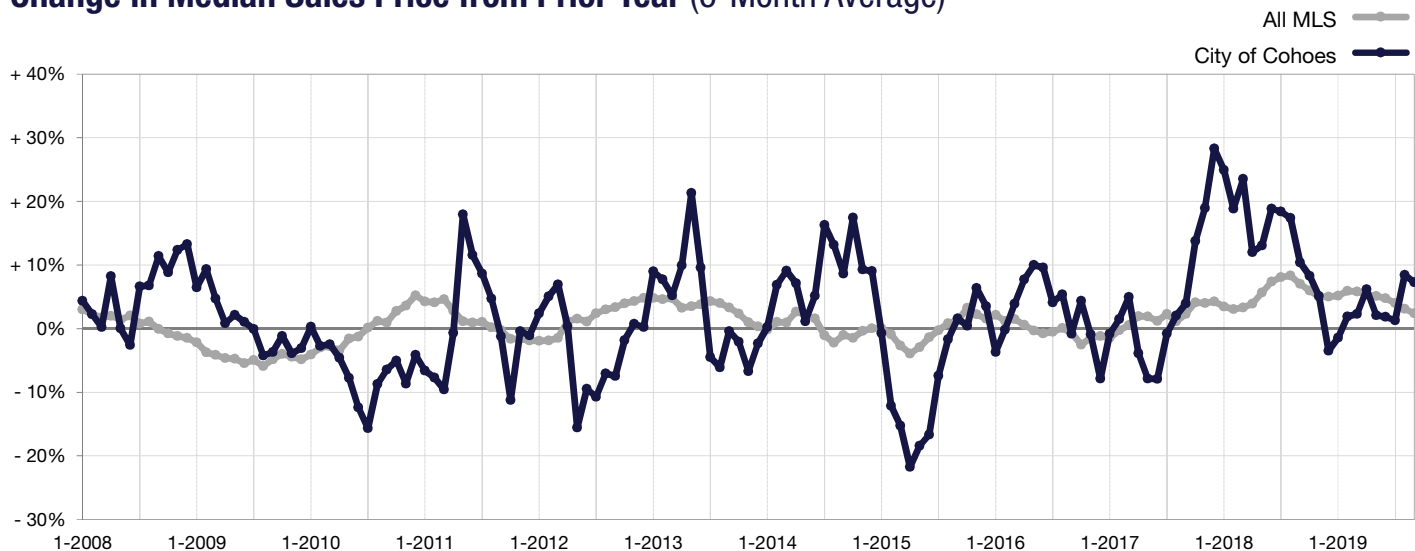
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.