

Local Market Update – September 2023

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



- 41.7%

0.0%

- 1.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

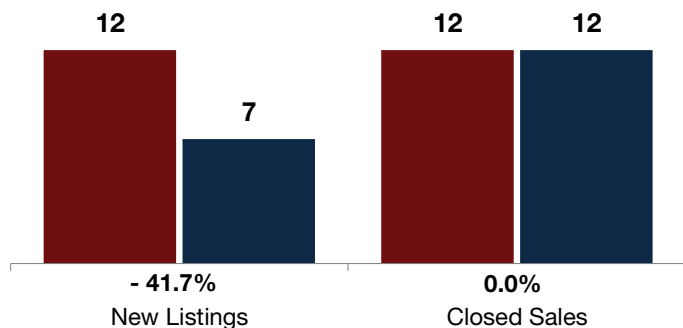
City of Cohoes

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	7	- 41.7%	115	85	- 26.1%
Closed Sales	12	12	0.0%	90	78	- 13.3%
Median Sales Price*	\$254,250	\$250,950	- 1.3%	\$248,500	\$245,250	- 1.3%
Percent of Original List Price Received*	96.8%	101.8%	+ 5.2%	99.4%	98.8%	- 0.6%
Days on Market Until Sale	21	19	- 12.9%	22	22	+ 1.7%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	1.2	1.2	+ 2.0%	--	--	--

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

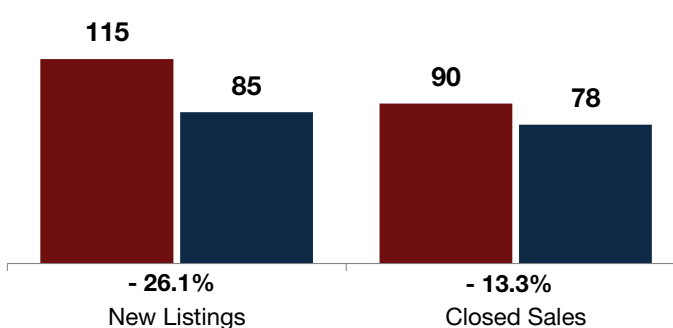
September

■ 2022 ■ 2023

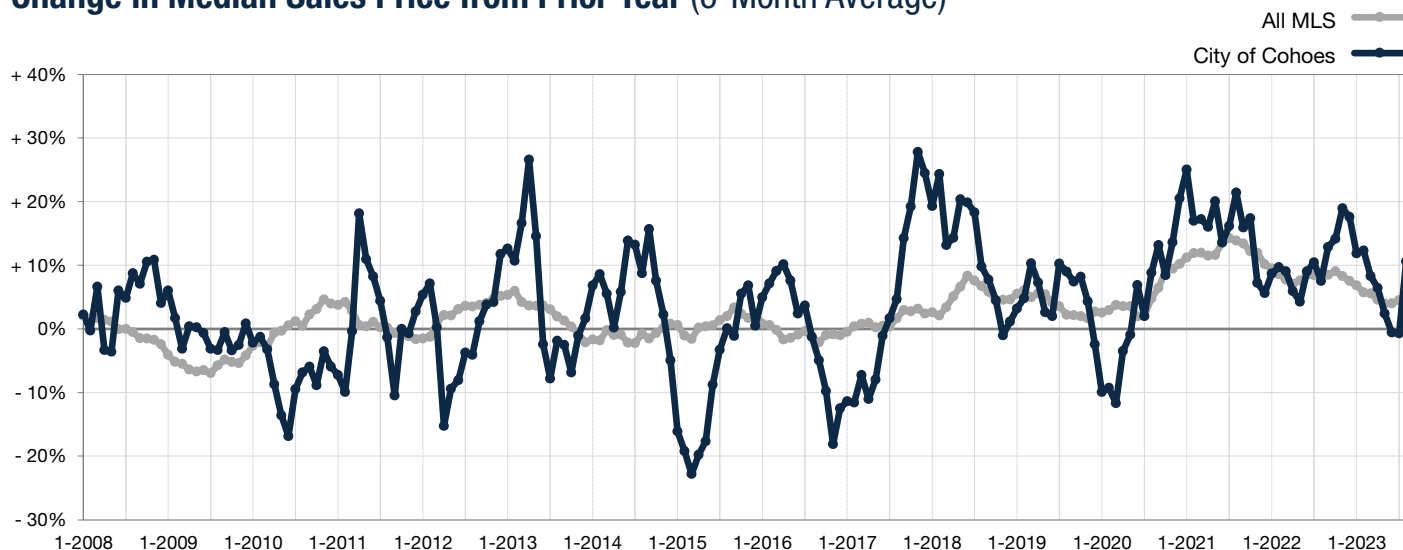


Year to Date

■ 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.