

Local Market Update – October 2023

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



- 18.2%

- 44.4%

+ 14.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

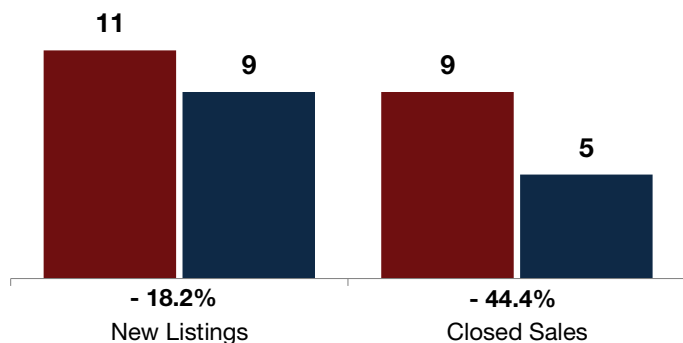
City of Cohoes

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	9	- 18.2%	126	95	- 24.6%
Closed Sales	9	5	- 44.4%	99	83	- 16.2%
Median Sales Price*	\$240,500	\$275,000	+ 14.3%	\$245,000	\$245,500	+ 0.2%
Percent of Original List Price Received*	103.0%	103.1%	+ 0.1%	99.7%	99.1%	- 0.7%
Days on Market Until Sale	9	8	- 4.2%	20	21	+ 3.5%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 44.8%	--	--	--

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

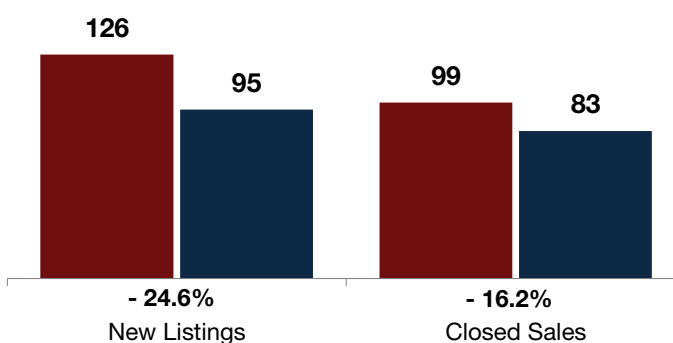
October

■ 2022 ■ 2023

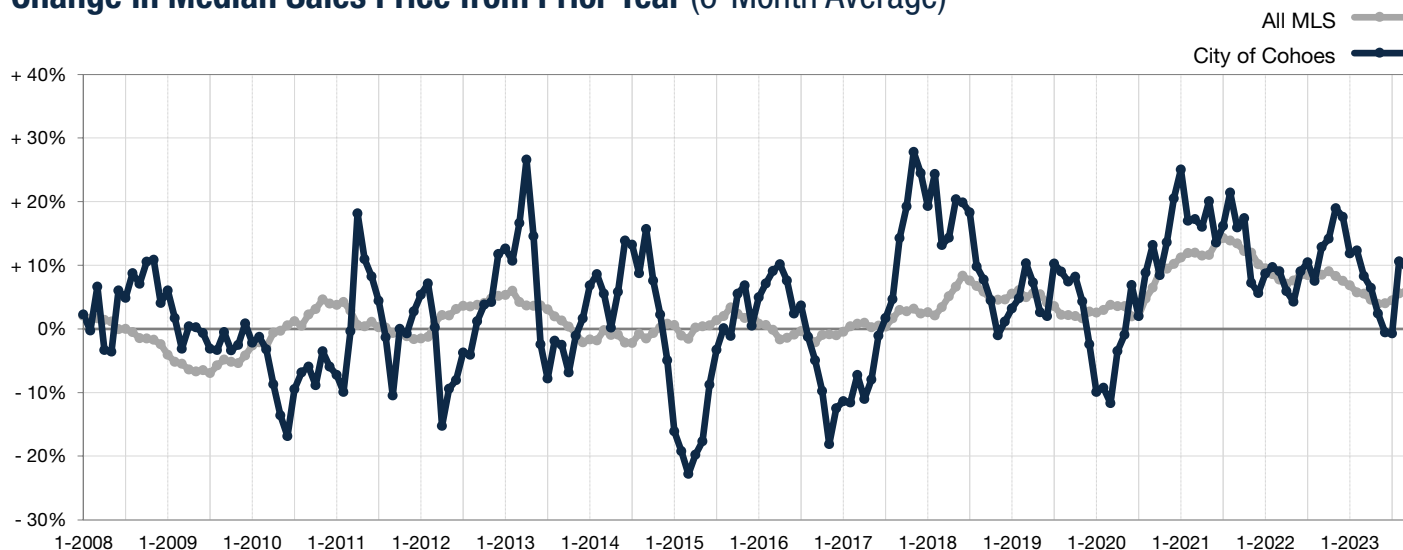


Year to Date

■ 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.