

Local Market Update – November 2023

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



- 22.2%

- 9.1%

+ 0.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	7	- 22.2%	135	103	- 23.7%
Closed Sales	11	10	- 9.1%	110	93	- 15.5%
Median Sales Price*	\$222,000	\$223,000	+ 0.5%	\$242,750	\$245,000	+ 0.9%
Percent of Original List Price Received*	99.4%	97.7%	- 1.7%	99.7%	98.9%	- 0.8%
Days on Market Until Sale	31	24	- 21.1%	21	21	+ 0.1%
Inventory of Homes for Sale	13	10	- 23.1%	--	--	--
Months Supply of Inventory	1.3	1.3	- 3.4%	--	--	--

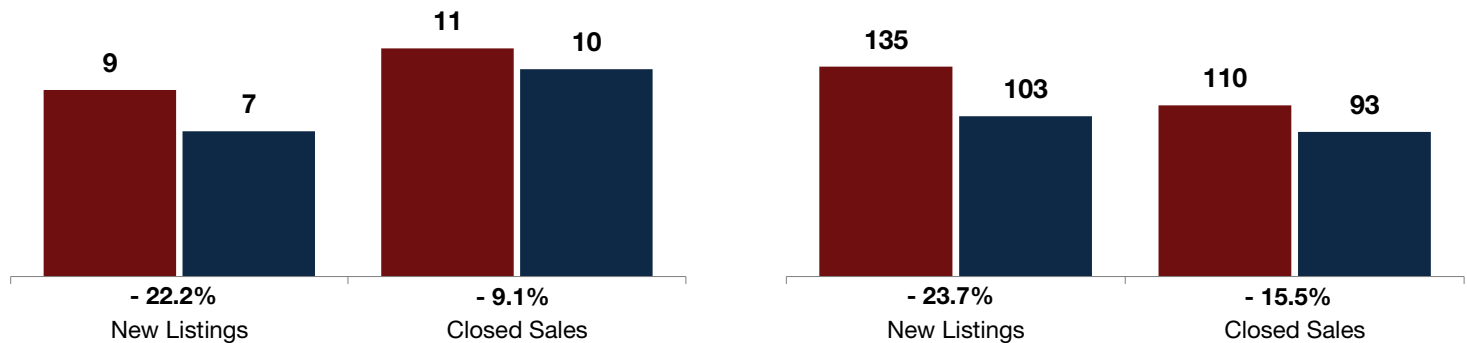
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

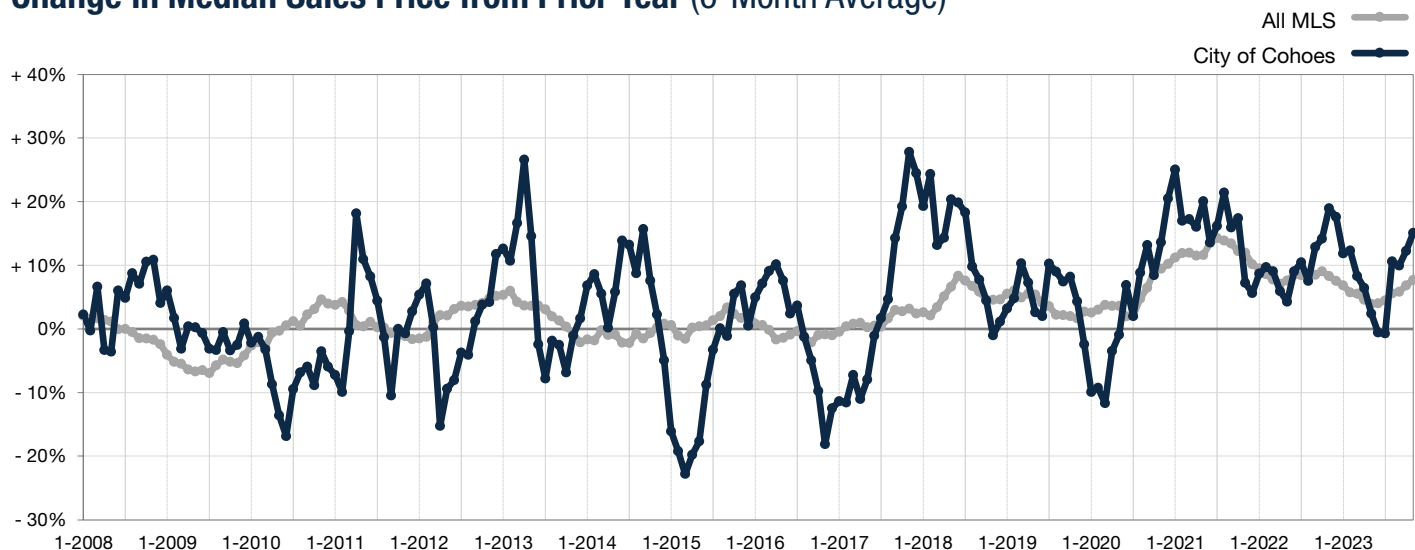
■ 2022 ■ 2023

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.