

Local Market Update – December 2023

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



City of Cohoes

0.0%

- 25.0%

+ 13.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

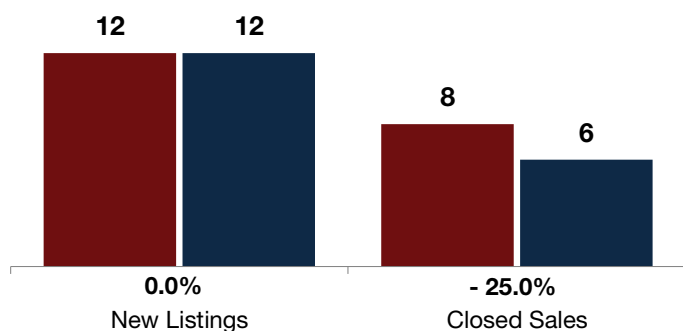
Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	12	12	0.0%	147	115	- 21.8%
Closed Sales	8	6	- 25.0%	118	100	- 15.3%
Median Sales Price*	\$235,000	\$266,250	+ 13.3%	\$242,750	\$245,250	+ 1.0%
Percent of Original List Price Received*	99.9%	103.9%	+ 4.0%	99.7%	99.2%	- 0.5%
Days on Market Until Sale	33	19	- 41.3%	22	22	- 3.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 41.3%	--	--	--

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

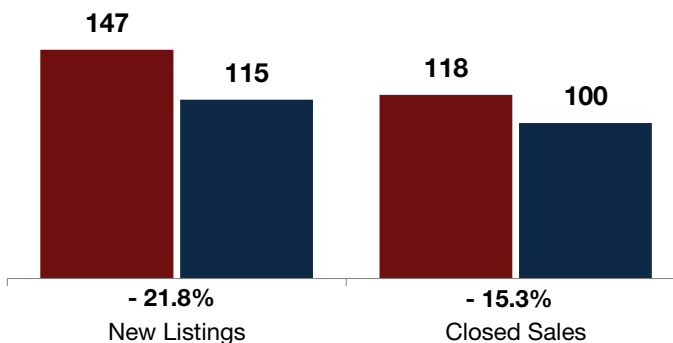
December

■ 2022 ■ 2023

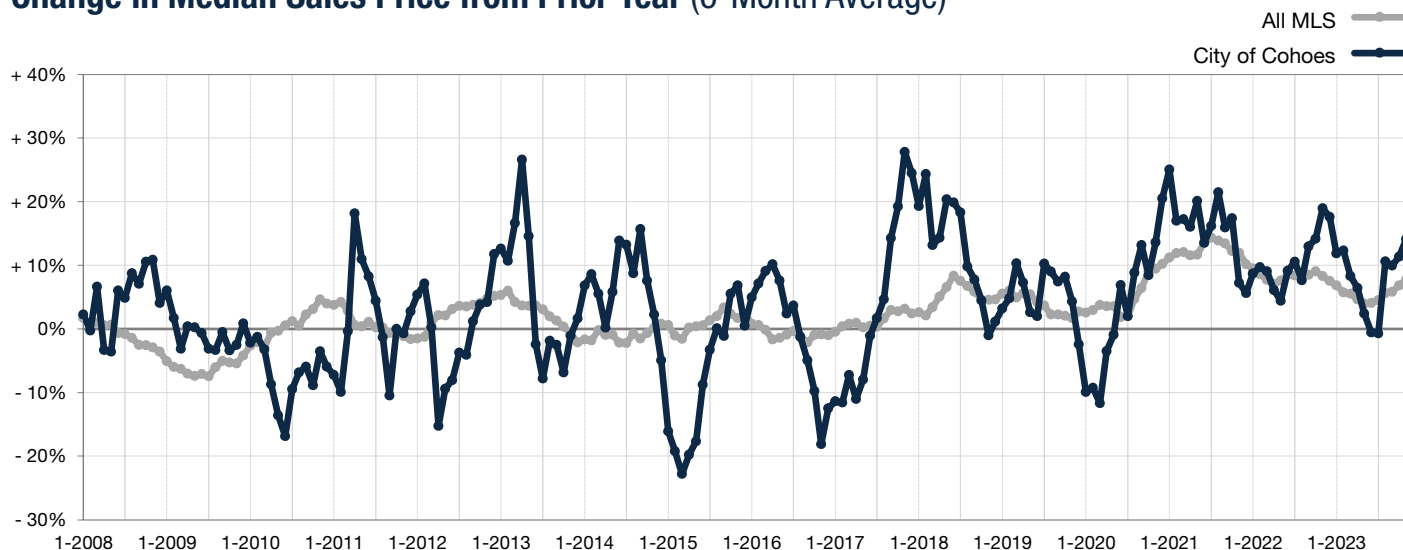


Year to Date

■ 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.