

# Local Market Update – January 2024

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



**- 50.0%**

**- 50.0%**

**- 6.3%**

## City of Cohoes

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### January

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	5	- 50.0%	10	5	- 50.0%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Median Sales Price*	\$216,750	<b>\$203,000</b>	- 6.3%	\$216,750	<b>\$203,000</b>	- 6.3%
Percent of Original List Price Received*	100.4%	<b>91.9%</b>	- 8.5%	100.4%	<b>91.9%</b>	- 8.5%
Days on Market Until Sale	14	<b>45</b>	+ 229.0%	14	<b>45</b>	+ 229.0%
Inventory of Homes for Sale	12	<b>8</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.2	<b>1.1</b>	- 7.1%	--	--	--

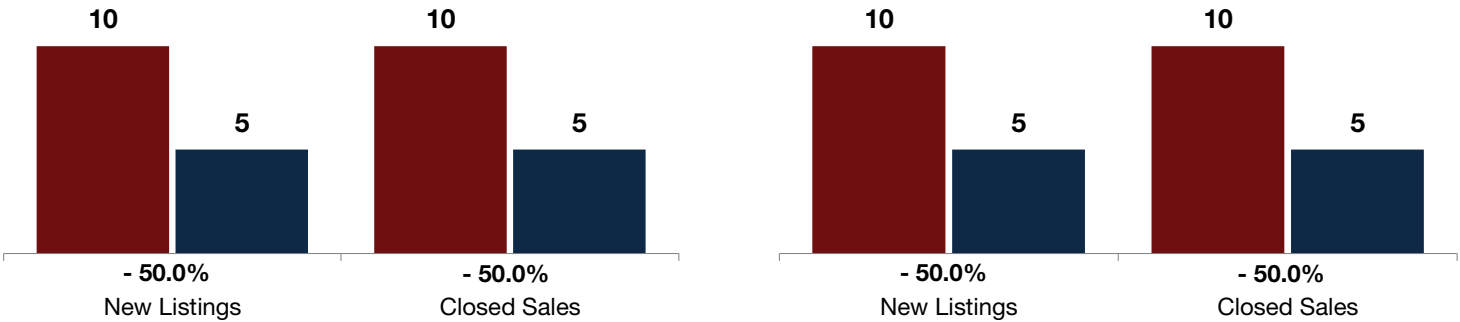
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

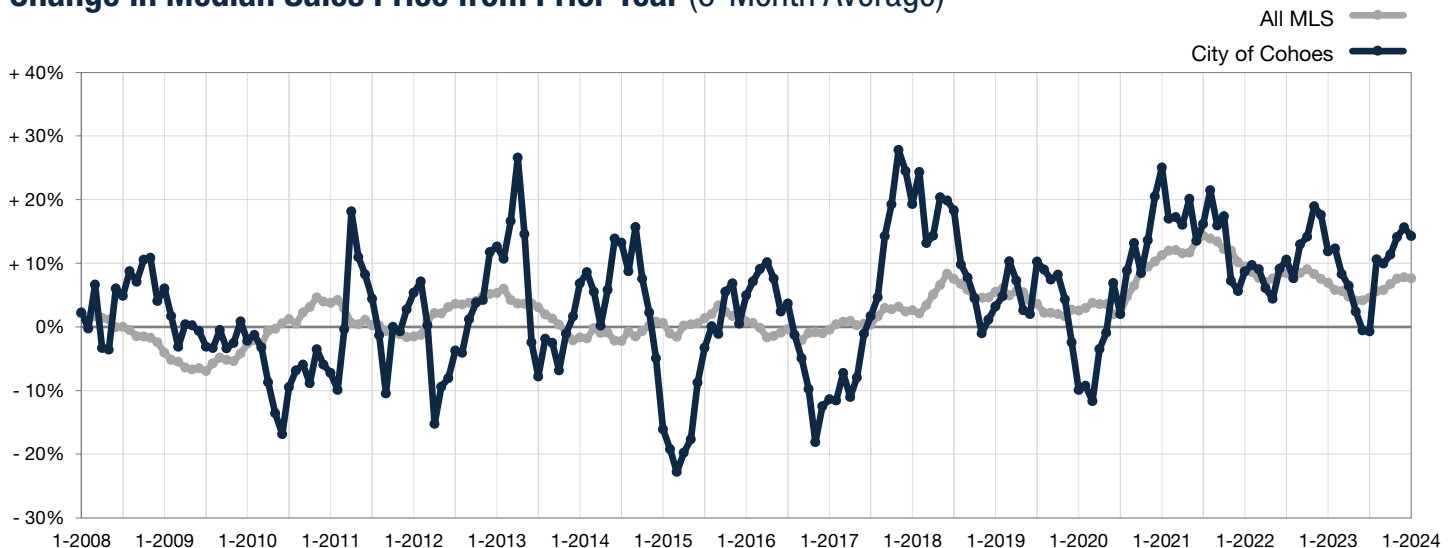
■ 2023 ■ 2024

### Year to Date

■ 2023 ■ 2024



### 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.