

Local Market Update – February 2024

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



- 60.0% **- 33.3%** **- 0.7%**

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

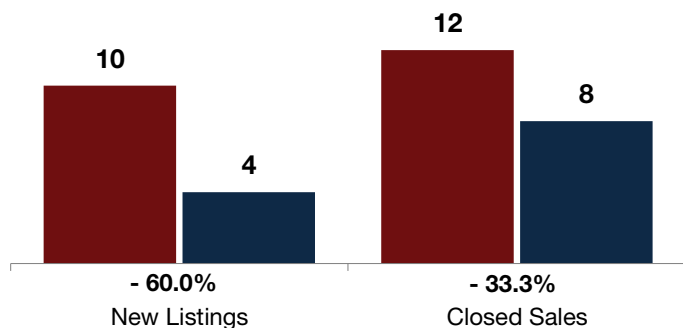
City of Cohoes

| | February | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| New Listings | 10 | 4 | - 60.0% | 20 | 9 | - 55.0% |
| Closed Sales | 12 | 8 | - 33.3% | 22 | 13 | - 40.9% |
| Median Sales Price* | \$249,250 | \$247,500 | - 0.7% | \$223,750 | \$245,000 | + 9.5% |
| Percent of Original List Price Received* | 95.6% | 98.8% | + 3.3% | 97.8% | 96.1% | - 1.8% |
| Days on Market Until Sale | 26 | 28 | + 6.7% | 21 | 35 | + 68.5% |
| Inventory of Homes for Sale | 13 | 3 | - 76.9% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.4 | - 68.7% | -- | -- | -- |

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

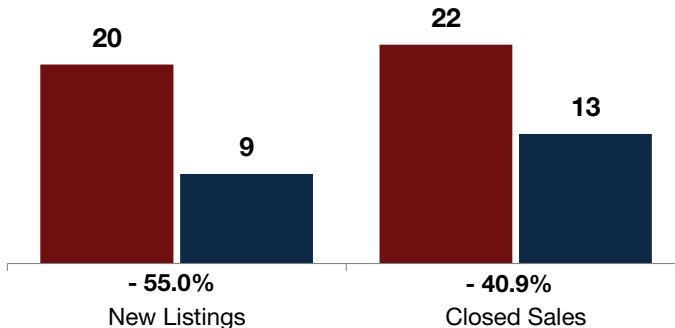
February

■ 2023 ■ 2024

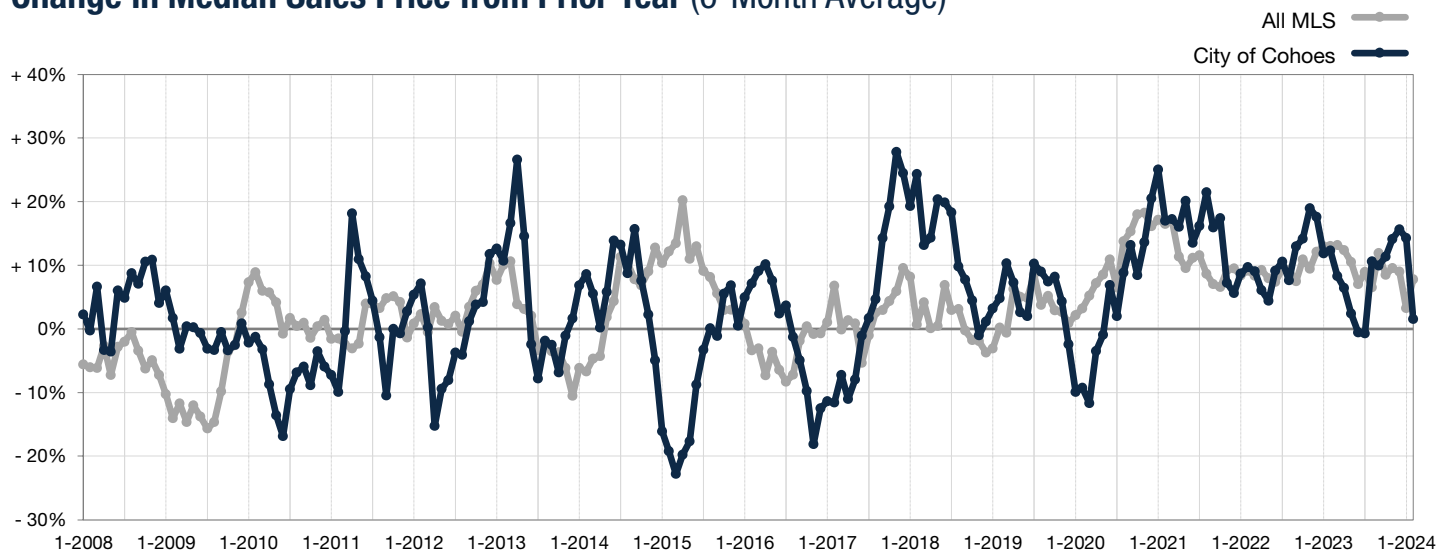


Year to Date

■ 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.