

Local Market Update – March 2024

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



- 25.0%

- 44.4%

+ 6.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	12	9	- 25.0%	32	18	- 43.8%
Closed Sales	9	5	- 44.4%	31	19	- 38.7%
Median Sales Price*	\$235,000	\$249,000	+ 6.0%	\$228,500	\$245,000	+ 7.2%
Percent of Original List Price Received*	92.7%	99.0%	+ 6.9%	96.3%	96.6%	+ 0.3%
Days on Market Until Sale	24	18	- 24.0%	22	29	+ 33.0%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	1.5	0.8	- 42.5%	--	--	--

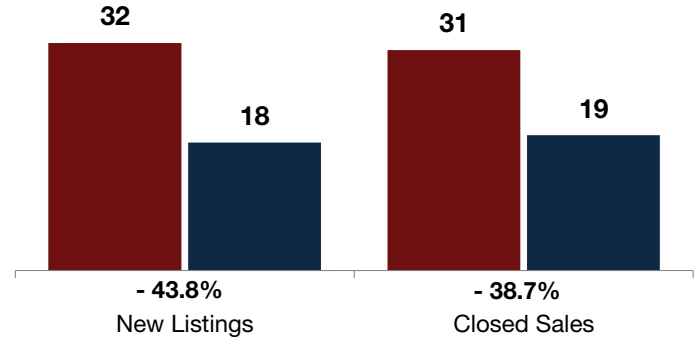
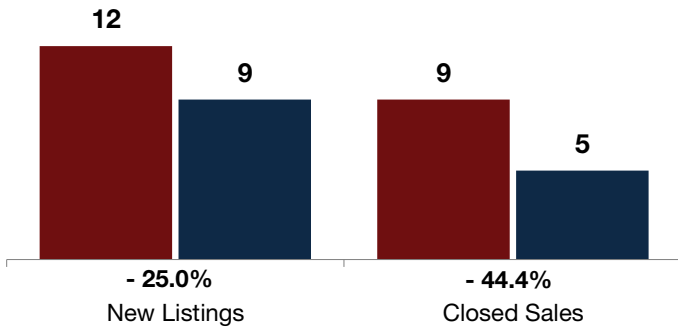
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

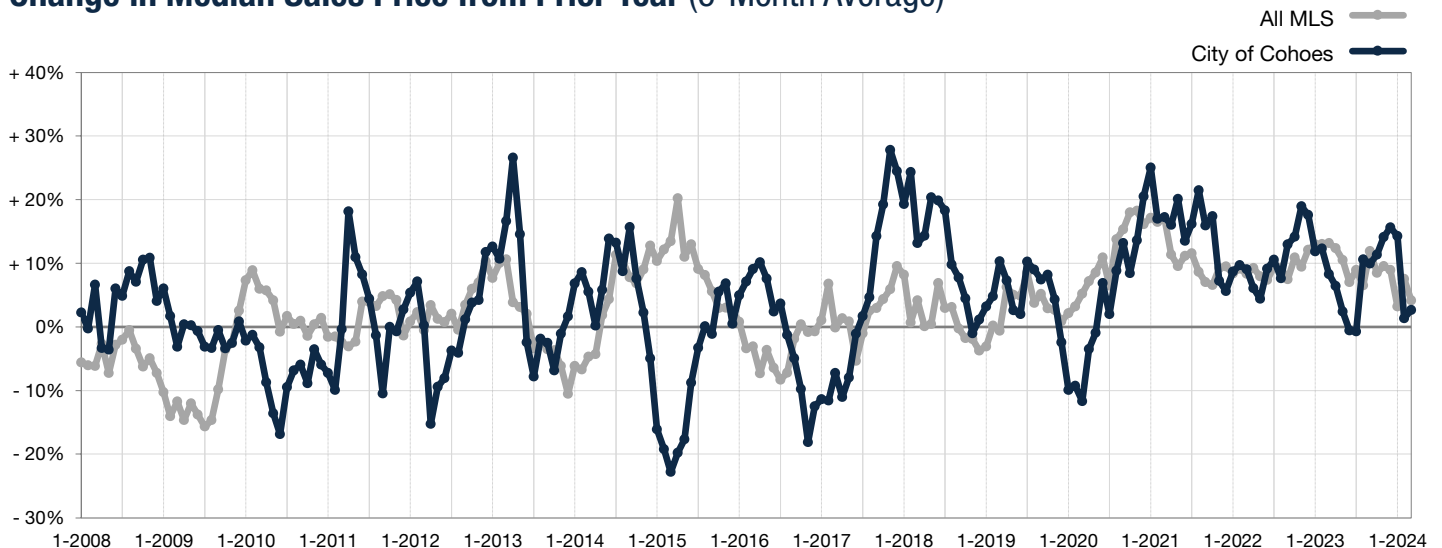
■ 2023 ■ 2024

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.