

Local Market Update – April 2024

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



+ 175.0%

0.0%

+ 9.3%

Change in
New Listings

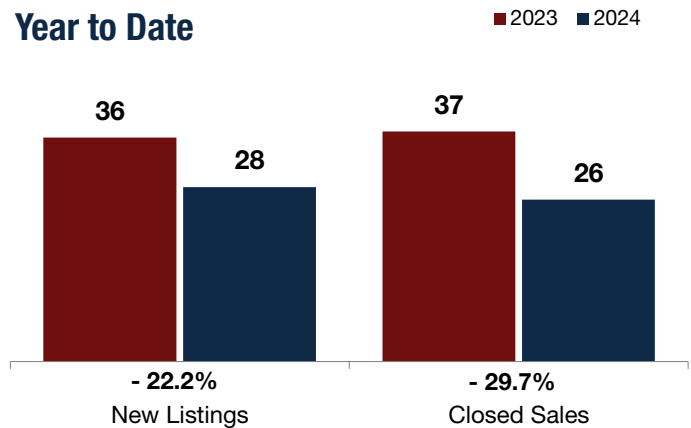
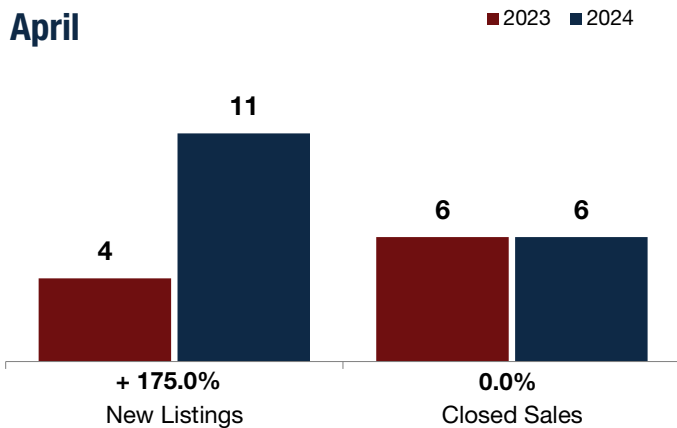
Change in
Closed Sales

Change in
Median Sales Price

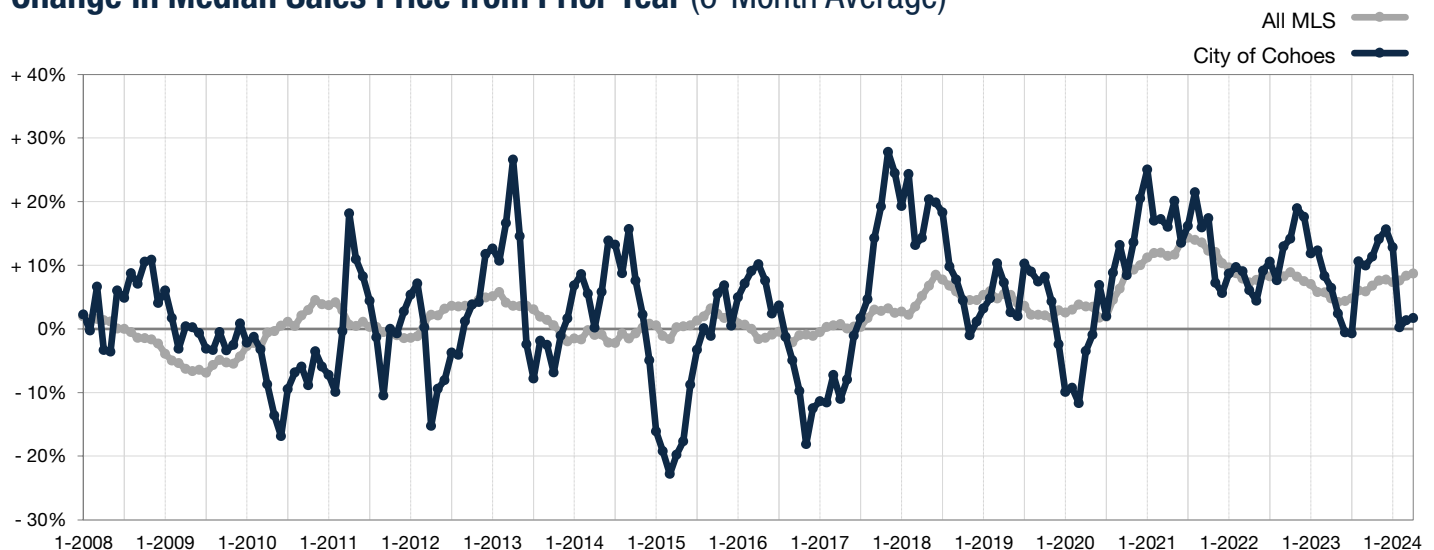
City of Cohoes

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	4	11	+ 175.0%	36	28	- 22.2%
Closed Sales	6	6	0.0%	37	26	- 29.7%
Median Sales Price*	\$216,000	\$236,024	+ 9.3%	\$220,000	\$231,024	+ 5.0%
Percent of Original List Price Received*	99.8%	98.2%	- 1.6%	96.9%	96.6%	- 0.3%
Days on Market Until Sale	19	30	+ 53.4%	21	29	+ 34.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 2.1%	--	--	--

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



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.