

Local Market Update – May 2024

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



+ 7.1%

- 55.6%

+ 18.4%

Change in
New Listings

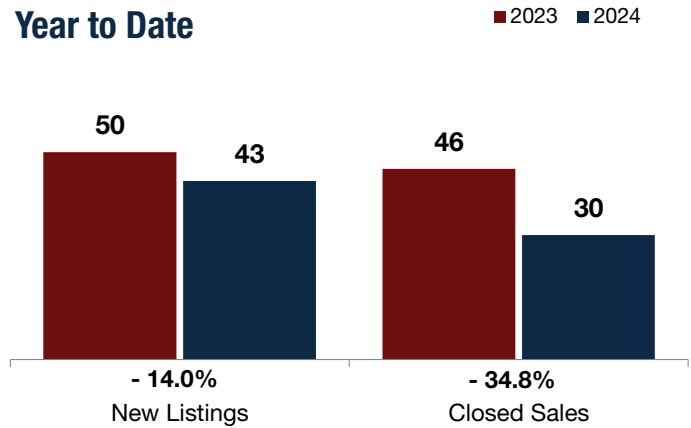
Change in
Closed Sales

Change in
Median Sales Price

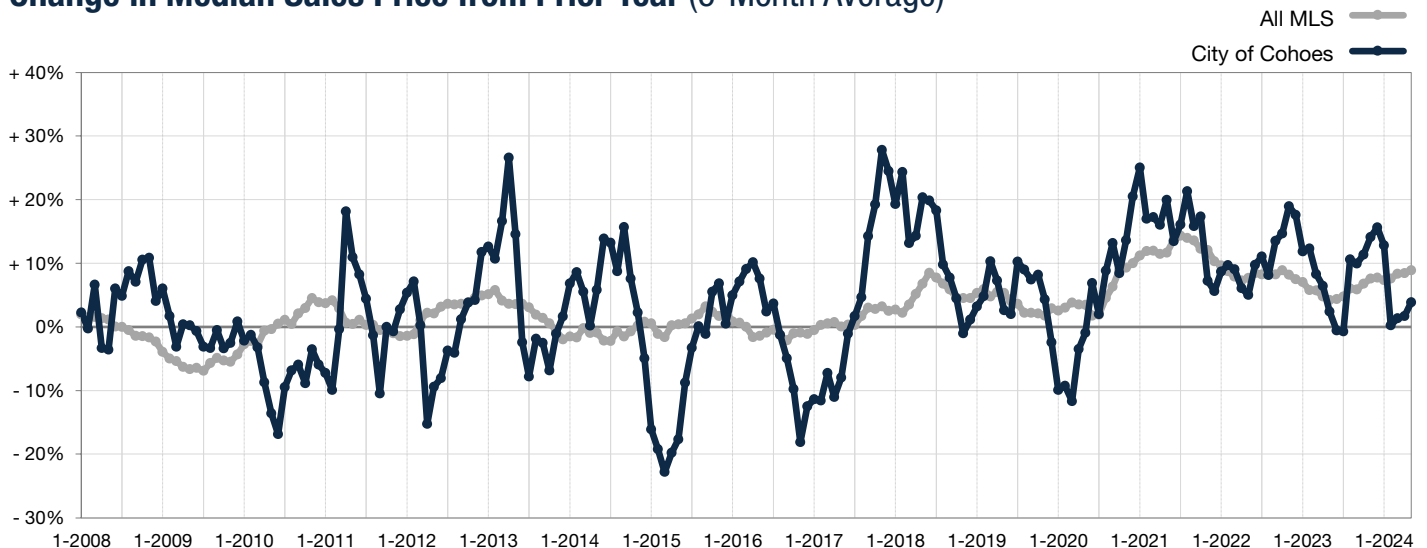
City of Cohoes

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	15	+ 7.1%	50	43	- 14.0%
Closed Sales	9	4	- 55.6%	46	30	- 34.8%
Median Sales Price*	\$200,000	\$236,750	+ 18.4%	\$219,500	\$235,000	+ 7.1%
Percent of Original List Price Received*	93.6%	105.9%	+ 13.1%	96.3%	97.9%	+ 1.7%
Days on Market Until Sale	51	8	- 84.4%	27	26	- 4.9%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 44.2%	--	--	--

* 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.