

# Local Market Update – June 2024

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



**- 27.3%**

**+ 71.4%**

**- 1.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	11	8	- 27.3%	61	51	- 16.4%
Closed Sales	7	12	+ 71.4%	53	42	- 20.8%
Median Sales Price*	\$290,000	<b>\$286,000</b>	- 1.4%	\$228,500	<b>\$247,000</b>	+ 8.1%
Percent of Original List Price Received*	104.4%	<b>108.8%</b>	+ 4.3%	97.3%	<b>100.8%</b>	+ 3.6%
Days on Market Until Sale	9	5	- 42.6%	25	20	- 19.5%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 30.2%	--	--	--

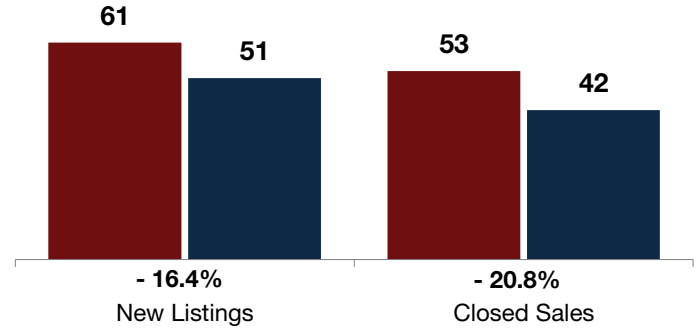
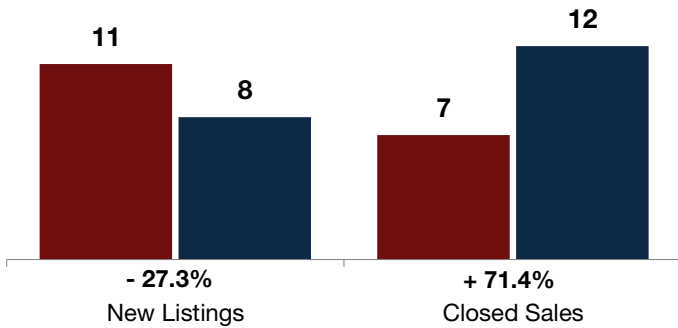
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

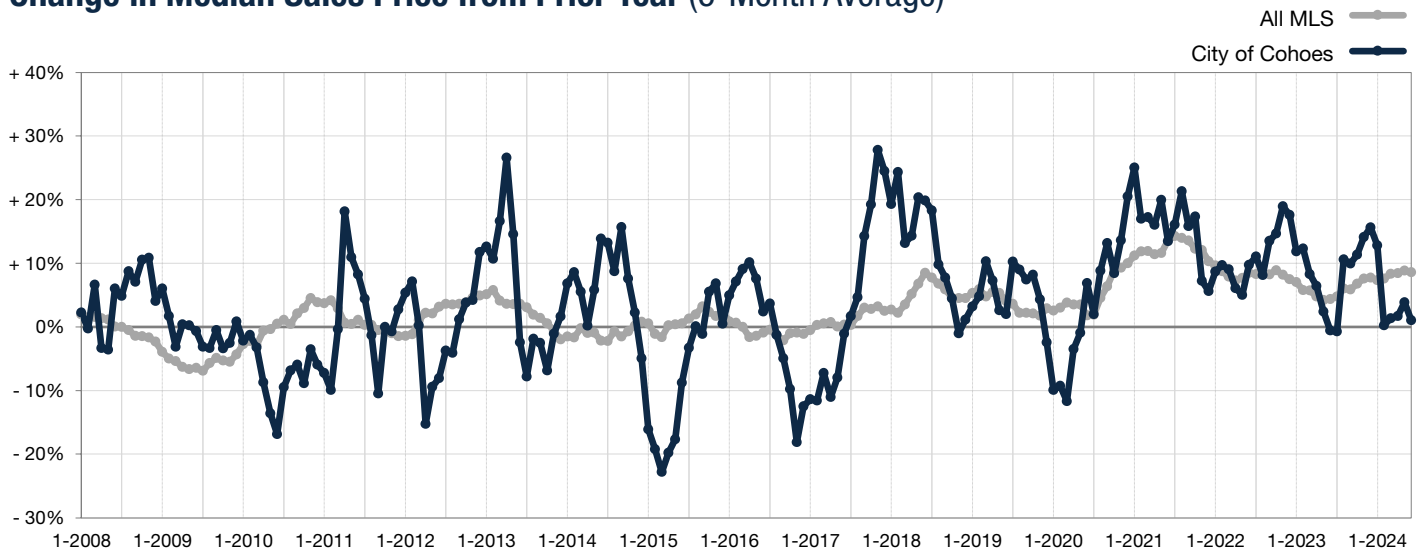
■ 2023 ■ 2024

### 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.