

Local Market Update – July 2024

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



City of Cohoes

0.0%

Change in
New Listings

+ 42.9%

Change in
Closed Sales

- 2.7%

Change in
Median Sales Price

| | July | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| New Listings | 8 | 8 | 0.0% | 69 | 59 | - 14.5% |
| Closed Sales | 7 | 10 | + 42.9% | 60 | 53 | - 11.7% |
| Median Sales Price* | \$280,000 | \$272,500 | - 2.7% | \$237,500 | \$248,500 | + 4.6% |
| Percent of Original List Price Received* | 100.9% | 102.2% | + 1.3% | 97.7% | 101.1% | + 3.4% |
| Days on Market Until Sale | 14 | 17 | + 20.6% | 24 | 19 | - 18.4% |
| Inventory of Homes for Sale | 8 | 10 | + 25.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.4 | + 57.0% | -- | -- | -- |

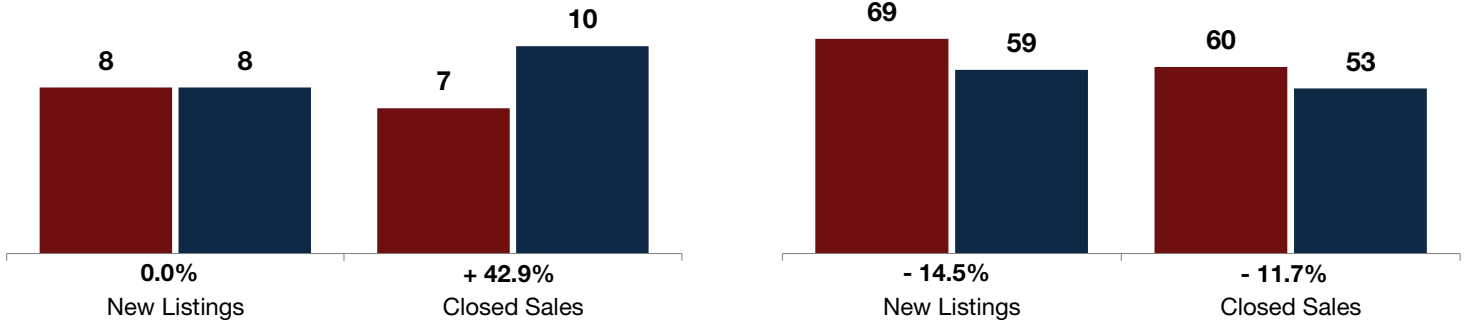
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

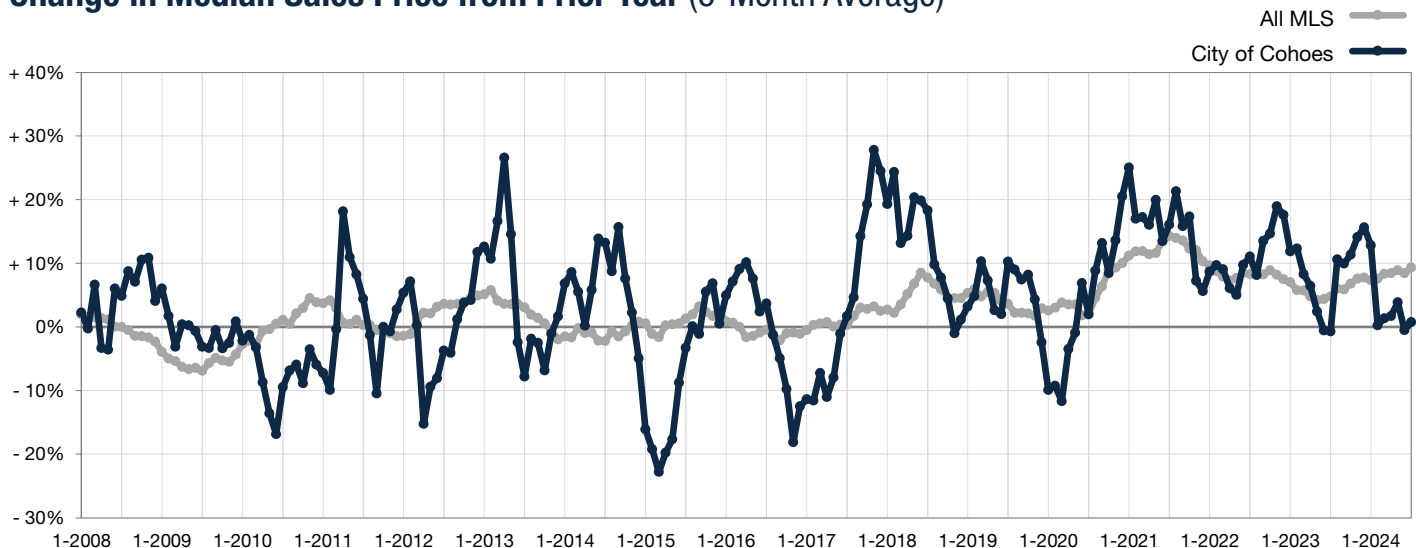
■ 2023 ■ 2024

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.