

Local Market Update – August 2024

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



+ 60.0%

0.0%

+ 15.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	10	16	+ 60.0%	79	76	- 3.8%
Closed Sales	6	6	0.0%	66	59	- 10.6%
Median Sales Price*	\$289,500	\$335,000	+ 15.7%	\$245,250	\$250,000	+ 1.9%
Percent of Original List Price Received*	103.5%	105.2%	+ 1.7%	98.3%	101.5%	+ 3.3%
Days on Market Until Sale	13	9	- 26.3%	23	18	- 19.3%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.7	1.2	- 25.6%	--	--	--

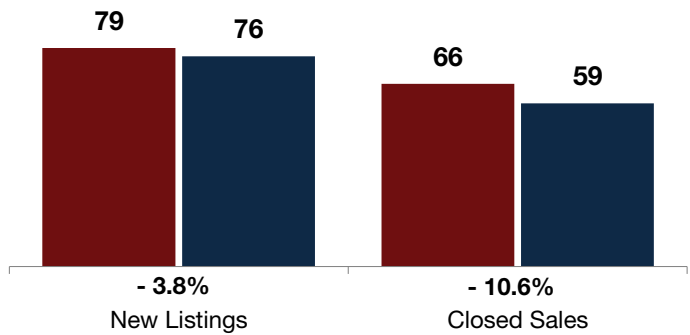
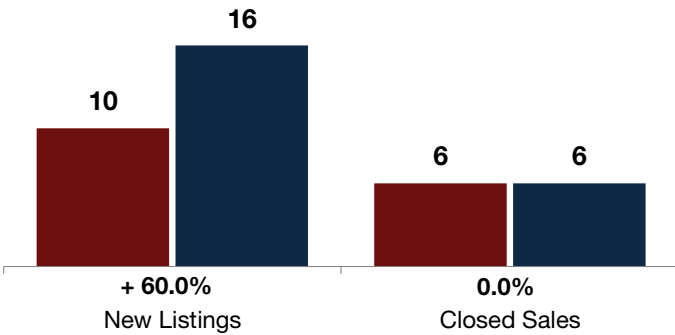
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

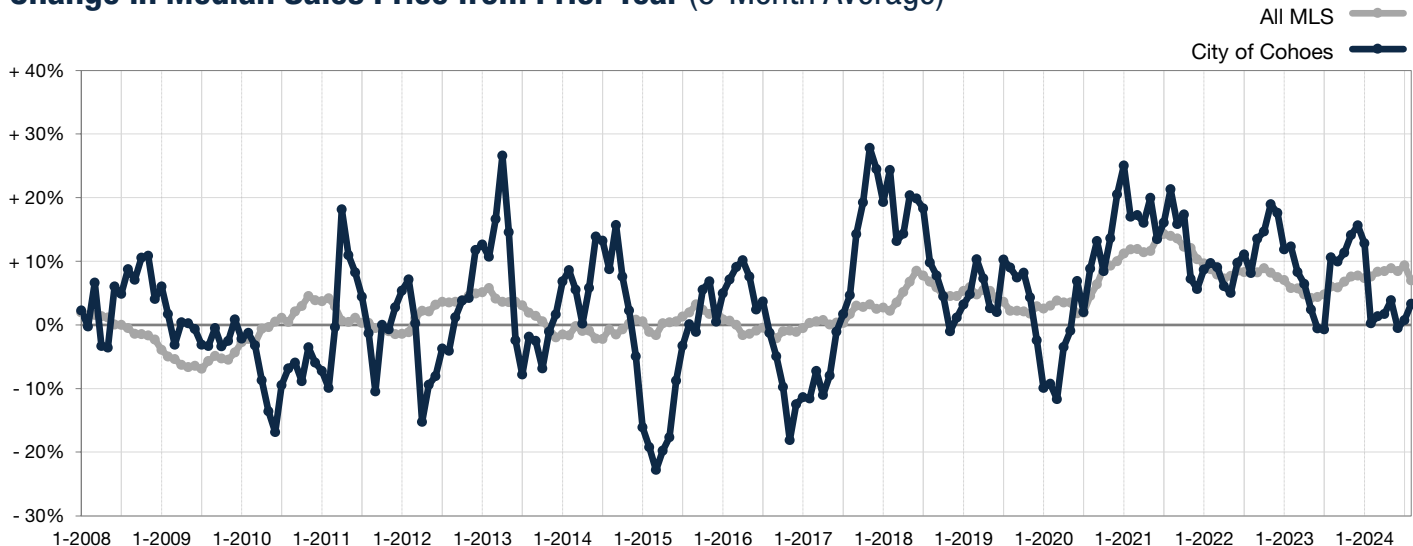
■ 2023 ■ 2024

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.