

# Local Market Update – September 2024

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



**- 11.1%**

**- 25.0%**

**+ 6.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

### September

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	8	- 11.1%	88	85	- 3.4%
Closed Sales	12	9	- 25.0%	78	69	- 11.5%
Median Sales Price*	\$250,950	<b>\$267,800</b>	+ 6.7%	\$245,250	<b>\$260,000</b>	+ 6.0%
Percent of Original List Price Received*	101.8%	<b>104.0%</b>	+ 2.2%	98.8%	<b>101.9%</b>	+ 3.1%
Days on Market Until Sale	19	7	- 62.8%	22	17	- 24.4%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.3	1.3	- 1.2%	--	--	--

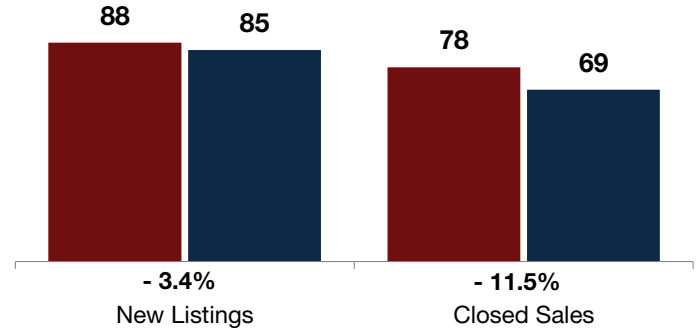
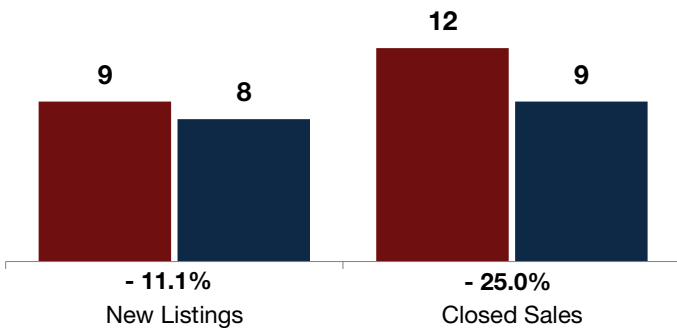
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

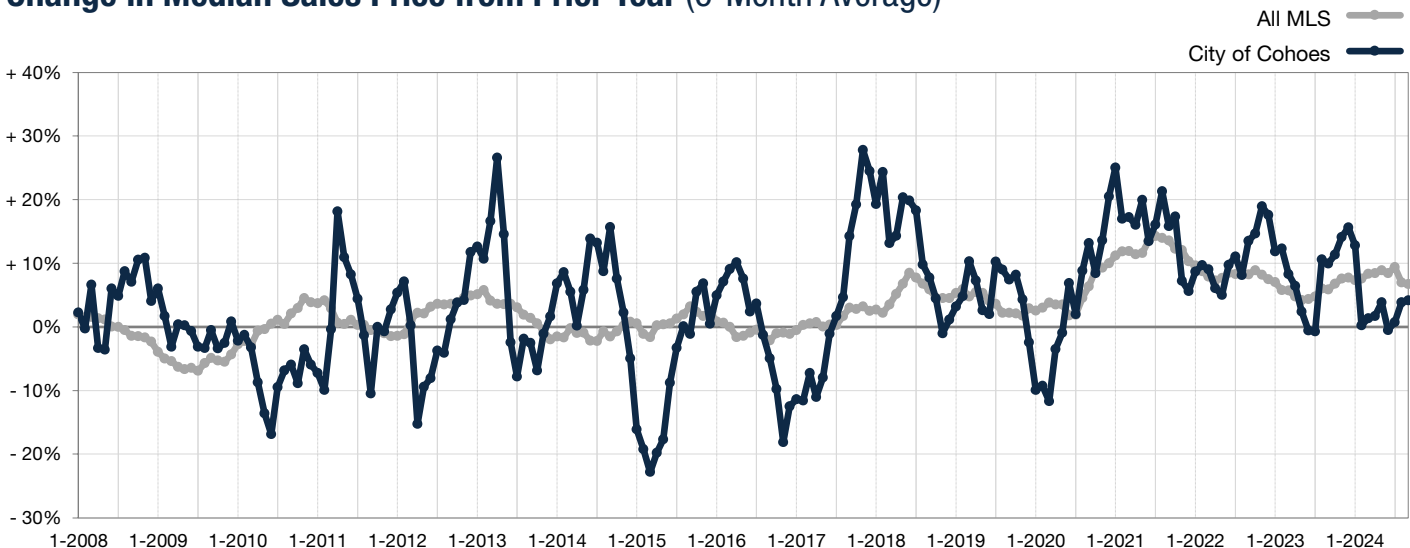
■ 2023 ■ 2024

### 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.