

# Local Market Update – October 2024

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



**+ 66.7%**      **+ 100.0%**      **+ 13.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

### October

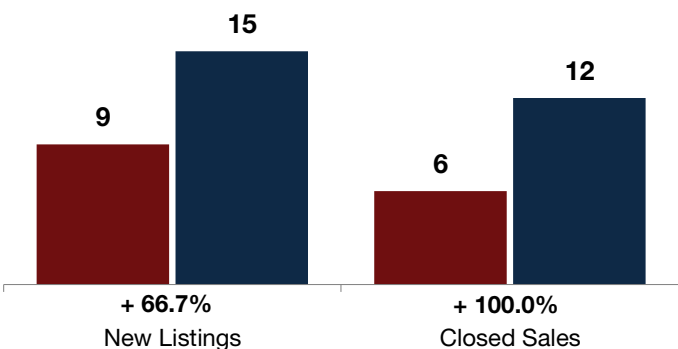
### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	9	15	+ 66.7%	97	101	+ 4.1%
Closed Sales	6	12	+ 100.0%	84	82	- 2.4%
Median Sales Price*	\$257,450	<b>\$292,500</b>	+ 13.6%	\$245,250	<b>\$260,000</b>	+ 6.0%
Percent of Original List Price Received*	101.5%	<b>100.6%</b>	- 0.9%	99.0%	<b>101.7%</b>	+ 2.8%
Days on Market Until Sale	14	9	- 36.4%	21	15	- 28.3%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	1.8	1.0	- 42.5%	--	--	--

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

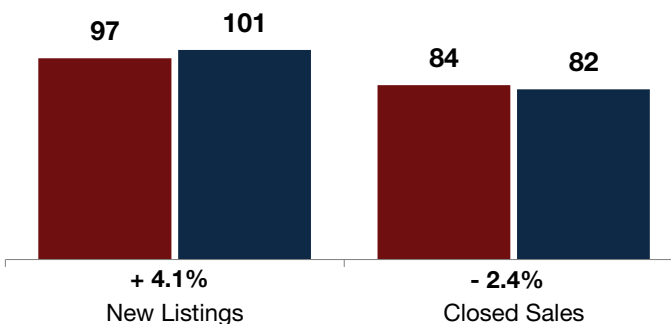
### October

■ 2023 ■ 2024

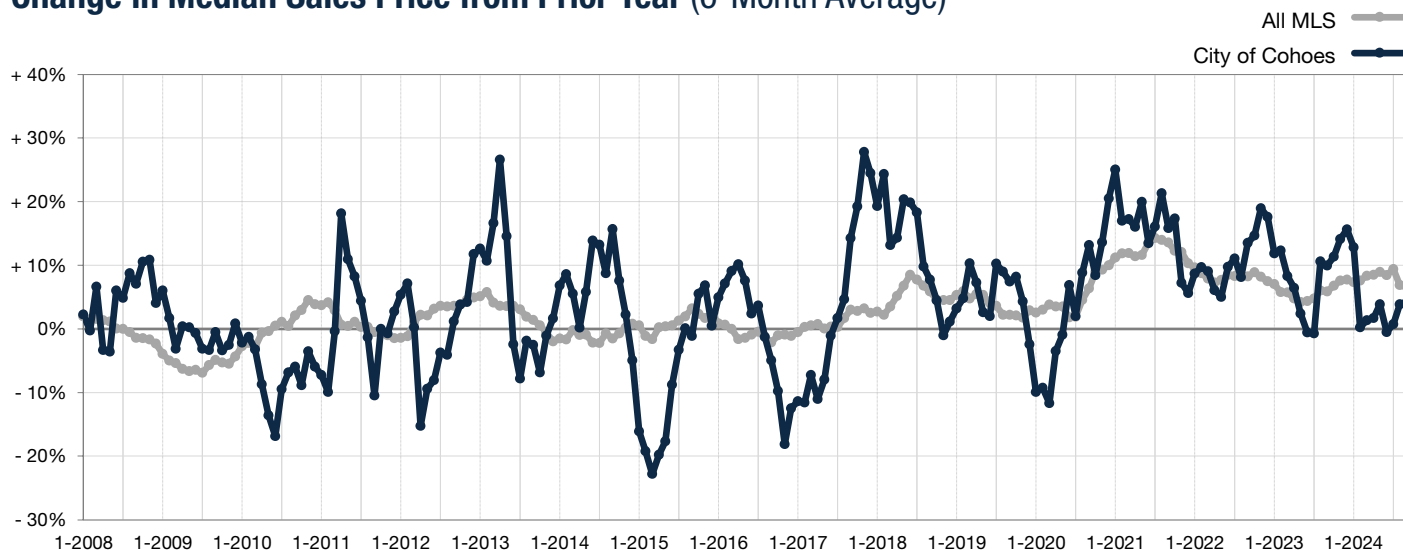


### Year to Date

■ 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.