

# Local Market Update – November 2024

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



**+ 71.4%**

**- 20.0%**

**+ 9.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

## City of Cohoes

### November

### Year to Date

|  | 2023      | 2024      | + / -   | 2023      | 2024      | + / -   |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings                             | 7         | 12        | + 71.4% | 104       | 113       | + 8.7%  |
| Closed Sales                             | 10        | 8         | - 20.0% | 94        | 90        | - 4.3%  |
| Median Sales Price*                      | \$223,000 | \$244,500 | + 9.6%  | \$243,500 | \$258,000 | + 6.0%  |
| Percent of Original List Price Received* | 97.7%     | 101.4%    | + 3.8%  | 98.9%     | 101.7%    | + 2.9%  |
| Days on Market Until Sale                | 24        | 18        | - 25.8% | 22        | 16        | - 28.2% |
| Inventory of Homes for Sale              | 10        | 11        | + 10.0% | --        | --        | --      |
| Months Supply of Inventory               | 1.3       | 1.3       | + 1.5%  | --        | --        | --      |

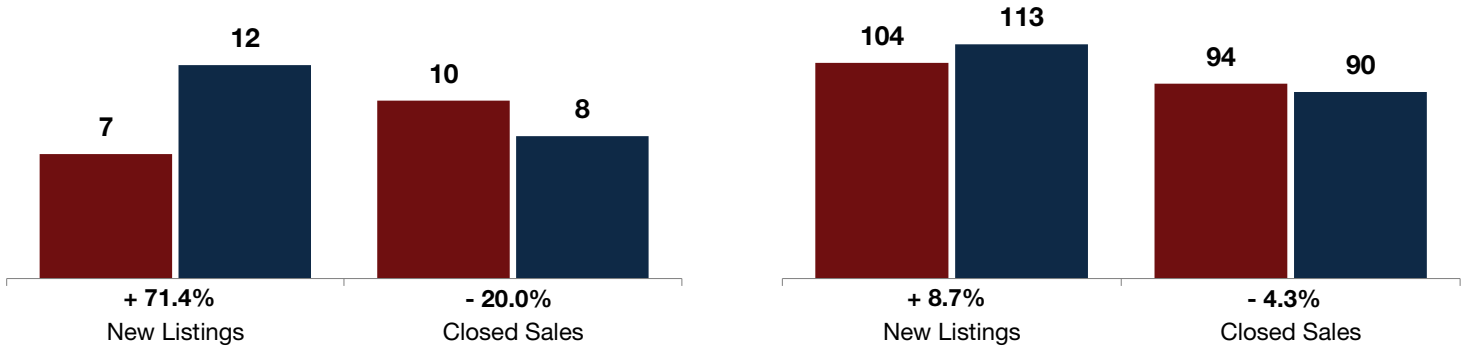
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

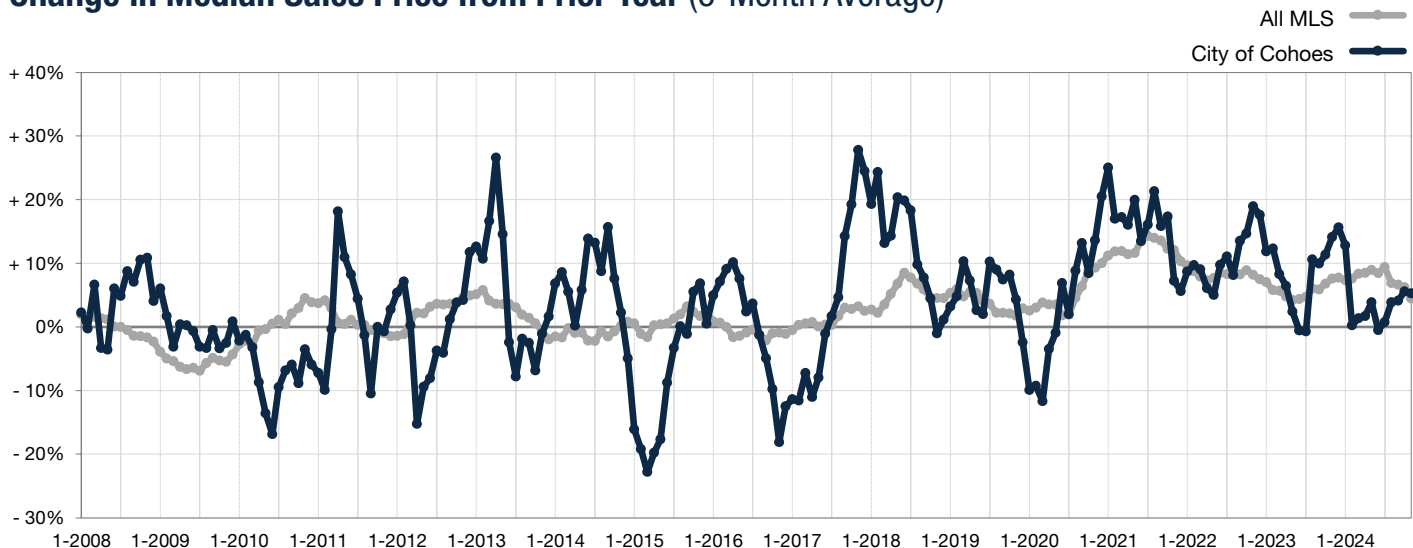
■ 2023 ■ 2024

### 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.