

Local Market Update – December 2024

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



- 85.7%

+ 33.3%

+ 8.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

City of Cohoes

December

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	7	1	- 85.7%	111	114	+ 2.7%
Closed Sales	6	8	+ 33.3%	100	98	- 2.0%
Median Sales Price*	\$266,250	\$289,500	+ 8.7%	\$245,250	\$260,000	+ 6.0%
Percent of Original List Price Received*	103.9%	105.0%	+ 1.1%	99.2%	102.0%	+ 2.8%
Days on Market Until Sale	19	10	- 49.1%	22	15	- 29.9%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.1	1.0	- 14.7%	--	--	--

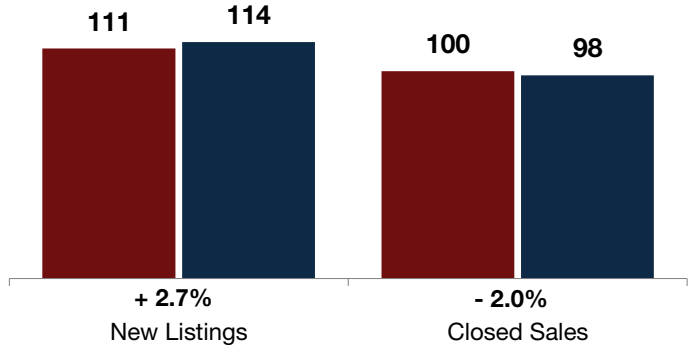
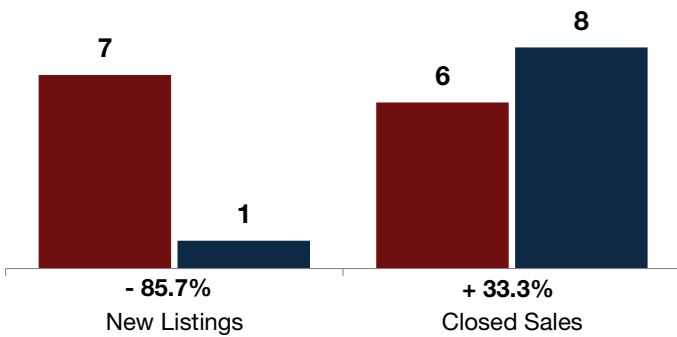
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

■ 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.