

Local Market Update – December 2019

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



City of Cohoes

+ 75.0%

+ 10.0%

- 41.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	December			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	4	7	+ 75.0%	165	166	+ 0.6%
Closed Sales	10	11	+ 10.0%	127	117	- 7.9%
Median Sales Price*	\$187,000	\$110,000	- 41.2%	\$175,500	\$170,000	- 3.1%
Percent of Original List Price Received*	92.2%	88.8%	- 3.7%	94.7%	94.3%	- 0.4%
Days on Market Until Sale	57	57	- 0.3%	52	49	- 4.8%
Inventory of Homes for Sale	36	22	- 38.9%	--	--	--
Months Supply of Inventory	3.4	2.1	- 37.9%	--	--	--

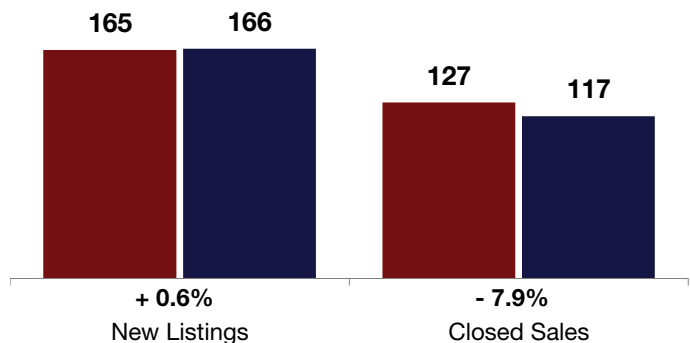
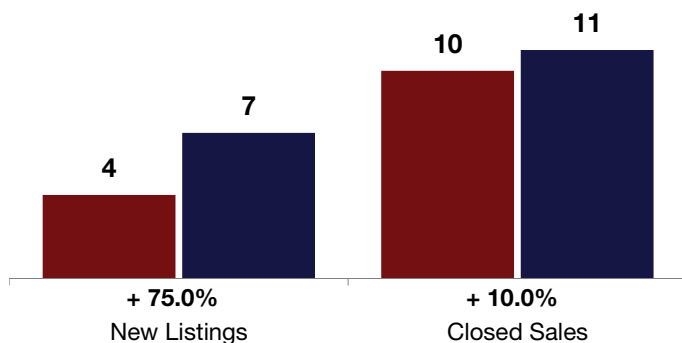
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

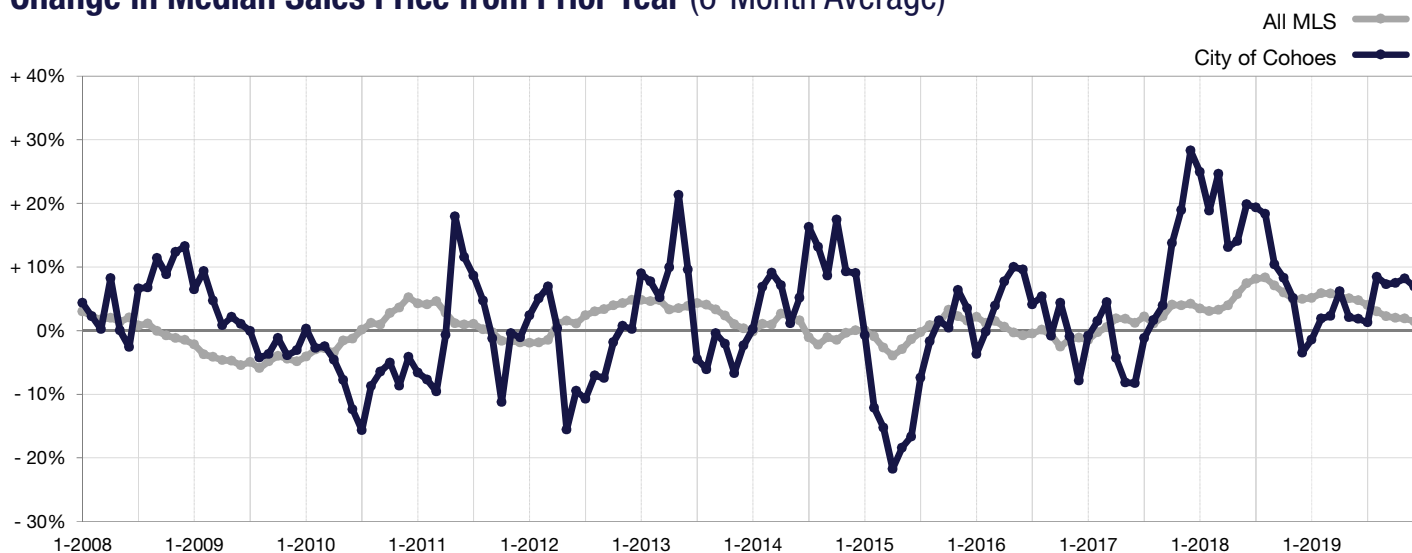
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.