

Local Market Update – March 2019

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



City of Cohoes

+ 38.5%

Change in
New Listings

- 38.5%

Change in
Closed Sales

+ 19.8%

Change in
Median Sales Price

	March			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	13	18	+ 38.5%	37	42	+ 13.5%
Closed Sales	13	8	- 38.5%	28	15	- 46.4%
Median Sales Price*	\$169,000	\$202,500	+ 19.8%	\$185,640	\$185,000	- 0.3%
Percent of Original List Price Received*	90.9%	97.6%	+ 7.4%	94.2%	97.4%	+ 3.4%
Days on Market Until Sale	73	43	- 41.4%	79	42	- 47.3%
Inventory of Homes for Sale	24	32	+ 33.3%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 47.0%	--	--	--

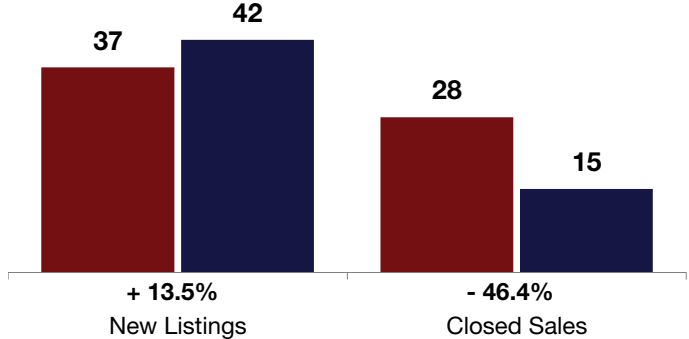
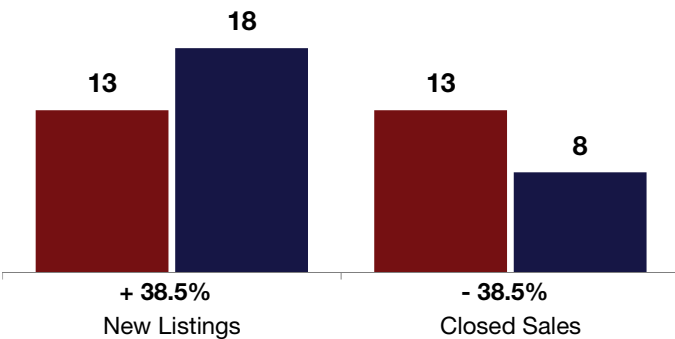
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

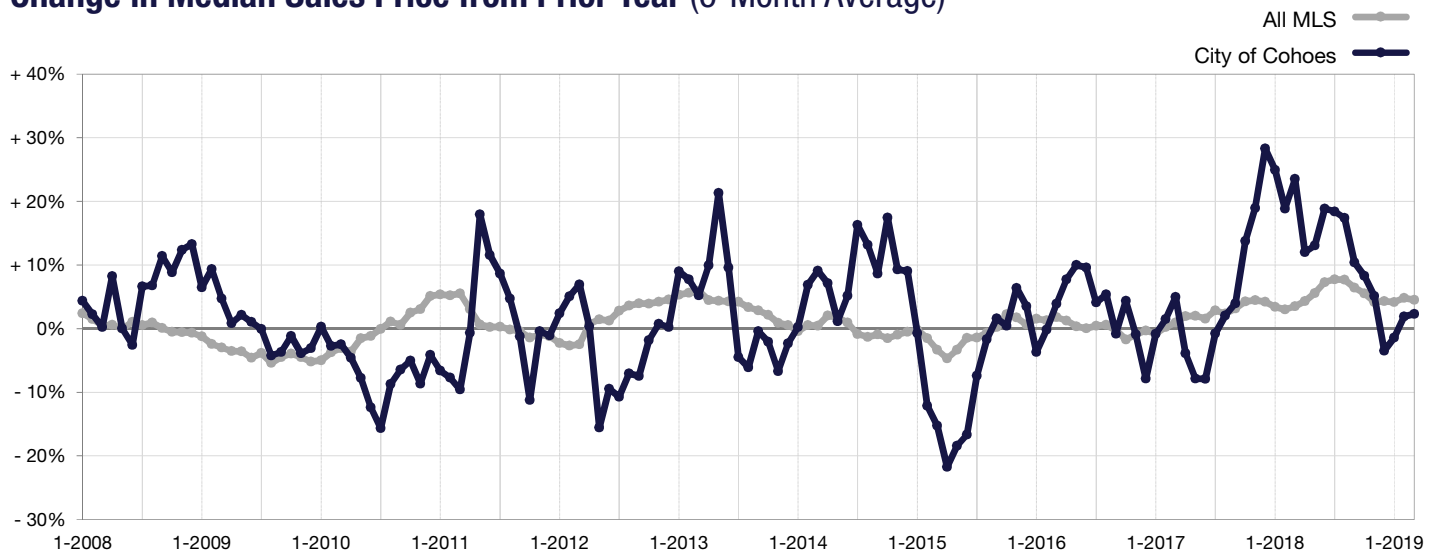
■ 2018 ■ 2019

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.