

# Local Market Update – April 2019

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



## City of Cohoes

**+ 26.7%**

**- 38.5%**

**- 24.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	15	19	+ 26.7%	52	61	+ 17.3%
Closed Sales	13	8	- 38.5%	41	23	- 43.9%
Median Sales Price*	\$175,500	<b>\$132,005</b>	- 24.8%	\$176,000	<b>\$170,000</b>	- 3.4%
Percent of Original List Price Received*	97.3%	<b>94.7%</b>	- 2.7%	95.2%	<b>96.5%</b>	+ 1.3%
Days on Market Until Sale	58	103	+ 77.0%	72	63	- 13.1%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 42.6%	--	--	--

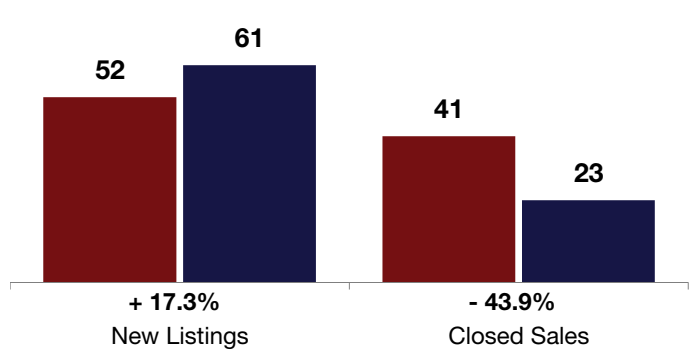
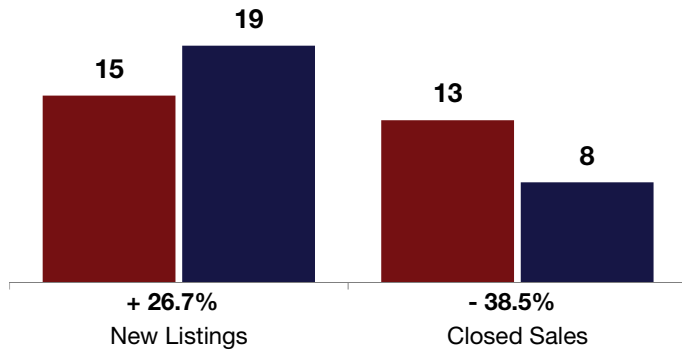
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

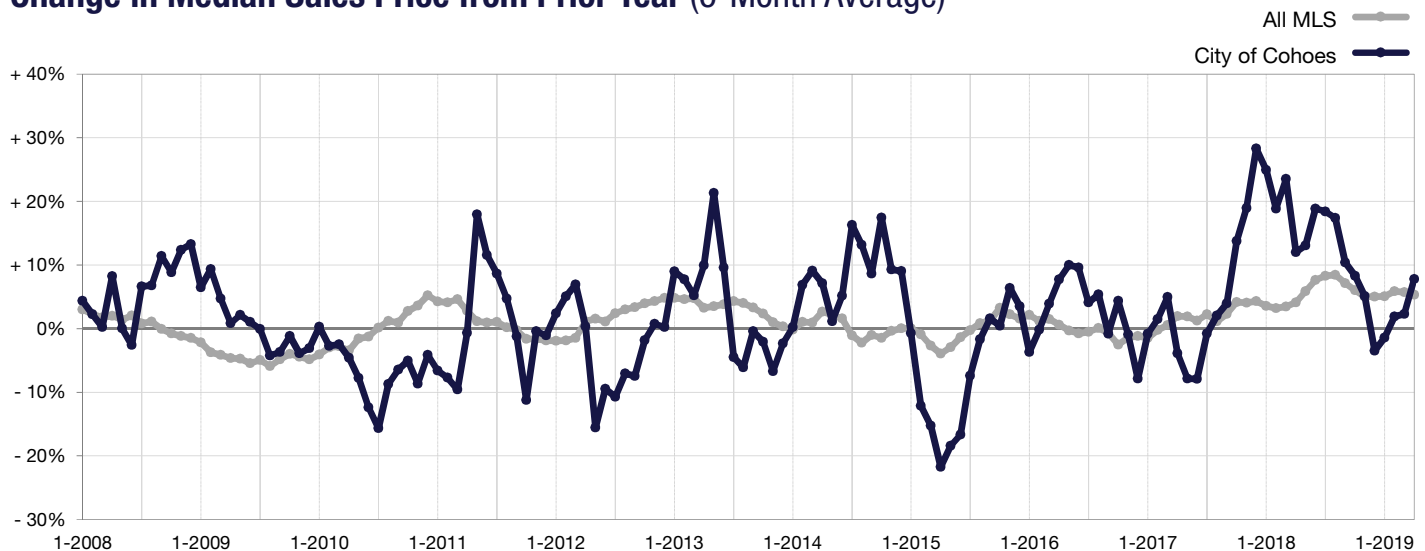
■ 2018 ■ 2019

### 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.