

Local Market Update – March 2020

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



City of Cohoes

- 41.2%

Change in
New Listings

- 11.1%

Change in
Closed Sales

+ 1.4%

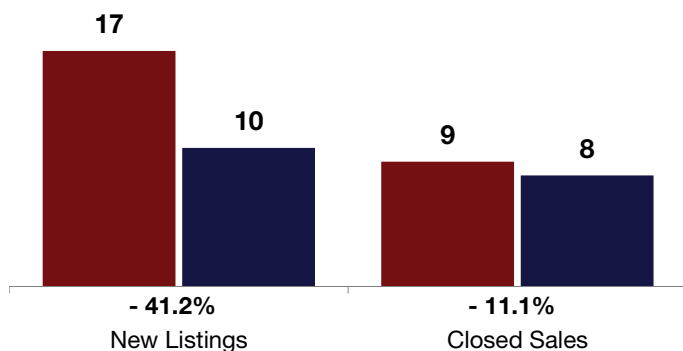
Change in
Median Sales Price

	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	17	10	- 41.2%	42	31	- 26.2%
Closed Sales	9	8	- 11.1%	16	21	+ 31.3%
Median Sales Price*	\$185,000	\$187,500	+ 1.4%	\$177,500	\$200,000	+ 12.7%
Percent of Original List Price Received*	94.8%	95.4%	+ 0.6%	95.9%	92.3%	- 3.7%
Days on Market Until Sale	42	57	+ 35.9%	41	54	+ 30.1%
Inventory of Homes for Sale	34	17	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.6	- 54.4%	--	--	--

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

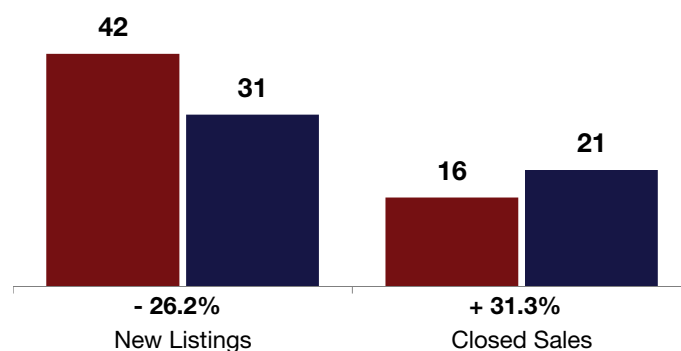
March

■ 2019 ■ 2020

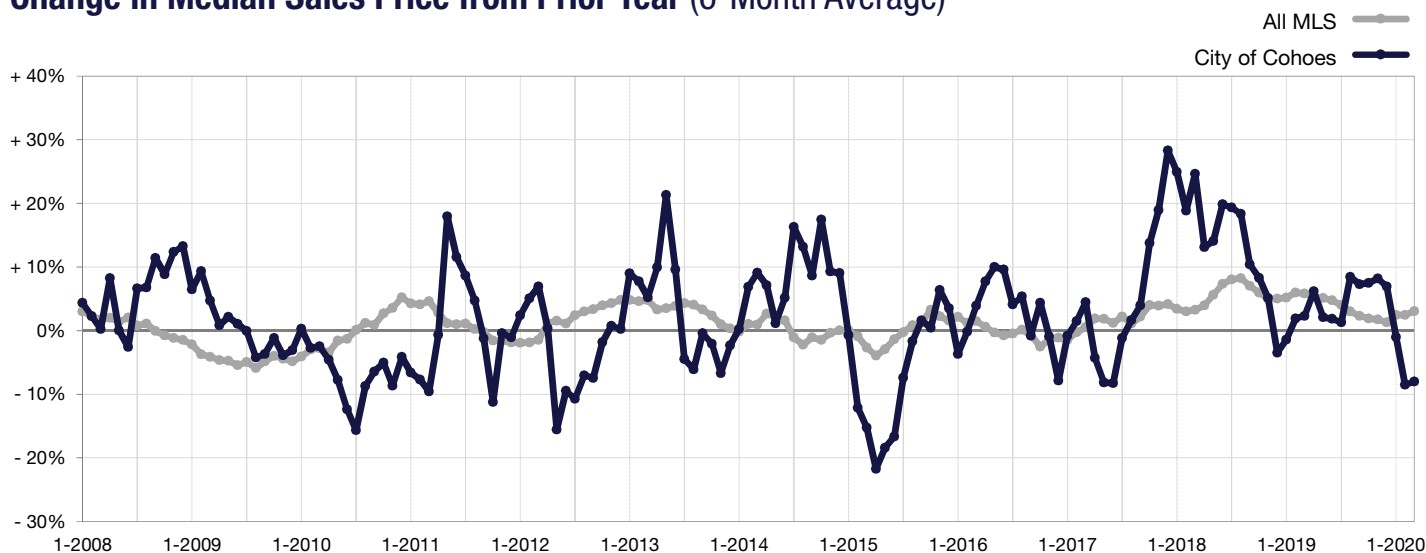


Year to Date

■ 2019 ■ 2020



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.