

Local Market Update – April 2020

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



City of Cohoes

- 26.3%

Change in
New Listings

- 25.0%

Change in
Closed Sales

+ 57.6%

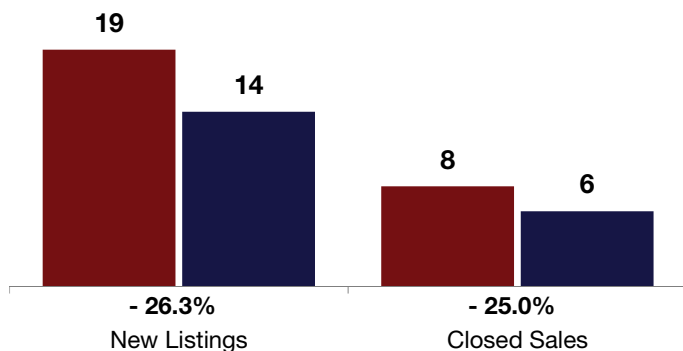
Change in
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	14	- 26.3%	61	45	- 26.2%
Closed Sales	8	6	- 25.0%	24	27	+ 12.5%
Median Sales Price*	\$132,005	\$208,000	+ 57.6%	\$169,750	\$200,000	+ 17.8%
Percent of Original List Price Received*	94.7%	96.1%	+ 1.4%	95.5%	93.1%	- 2.5%
Days on Market Until Sale	103	54	- 47.0%	62	54	- 12.8%
Inventory of Homes for Sale	35	25	- 28.6%	--	--	--
Months Supply of Inventory	3.6	2.6	- 28.0%	--	--	--

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

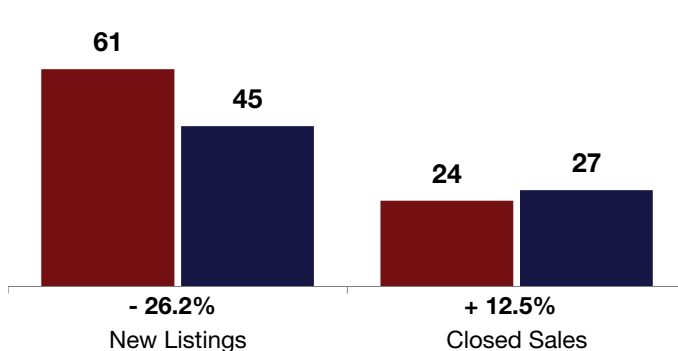
April

■ 2019 ■ 2020

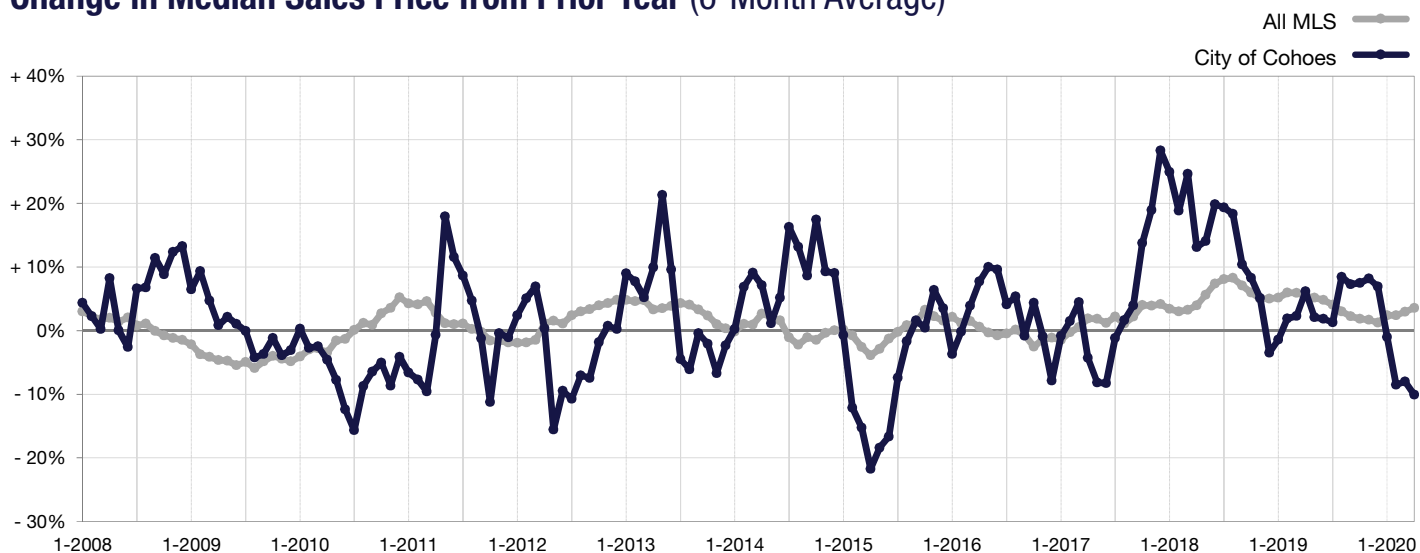


Year to Date

■ 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.