

# Local Market Update – June 2020

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



## City of Cohoes

**+ 128.6%**

**- 30.8%**

**+ 3.5%**

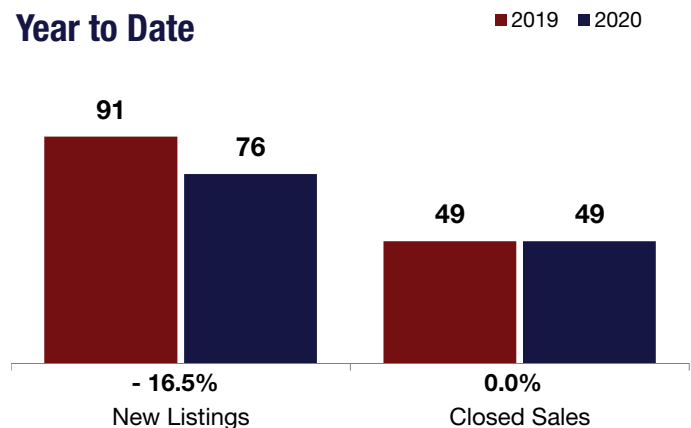
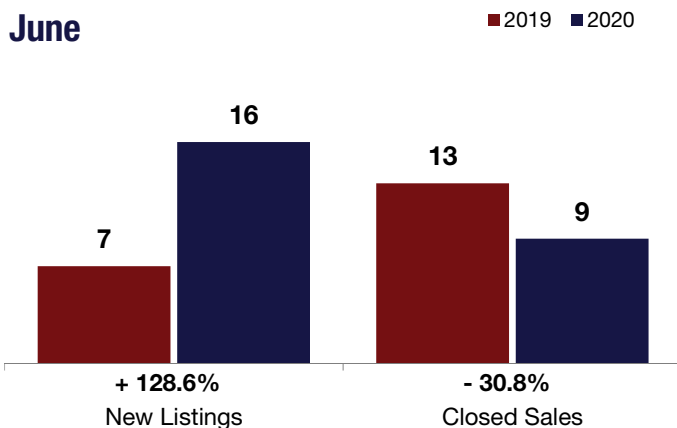
Change in  
New Listings

Change in  
Closed Sales

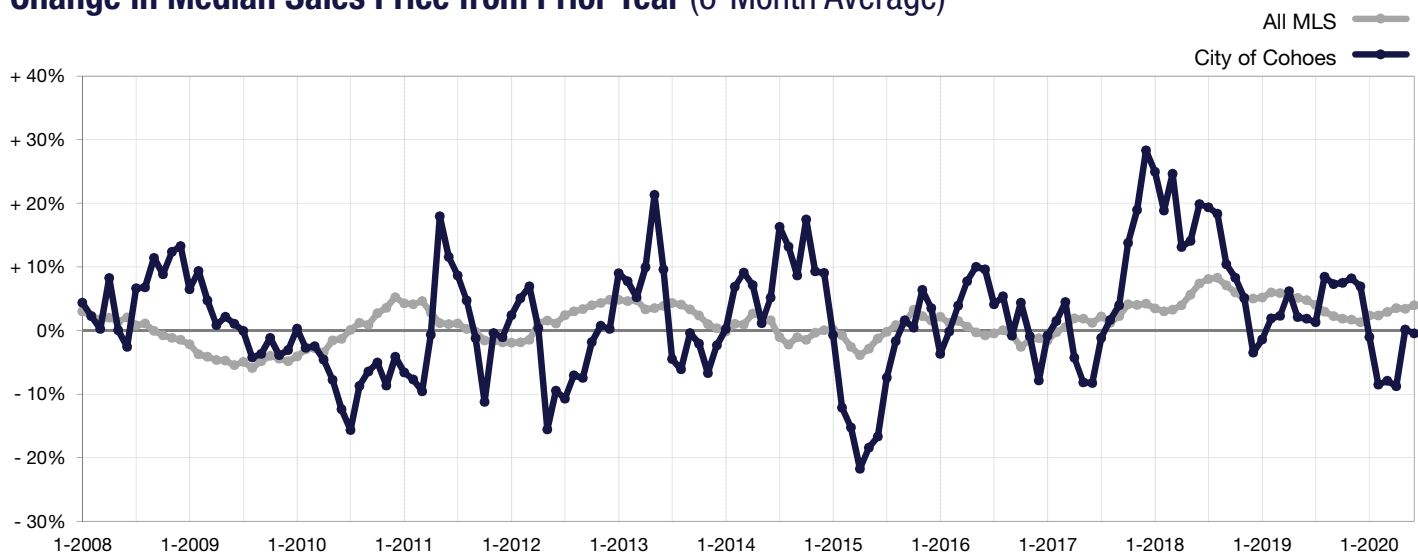
Change in  
Median Sales Price

	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	7	16	+ 128.6%	91	76	- 16.5%
Closed Sales	13	9	- 30.8%	49	49	0.0%
Median Sales Price*	\$185,000	\$191,475	+ 3.5%	\$172,780	\$192,238	+ 11.3%
Percent of Original List Price Received*	94.4%	101.4%	+ 7.5%	95.7%	95.7%	+ 0.0%
Days on Market Until Sale	46	22	- 52.0%	57	48	- 16.6%
Inventory of Homes for Sale	38	18	- 52.6%	--	--	--
Months Supply of Inventory	3.9	1.6	- 57.3%	--	--	--

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



## 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.