

# Local Market Update – July 2019

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## City of Cohoes

**- 10.5%**

**+ 71.4%**

**+ 36.7%**

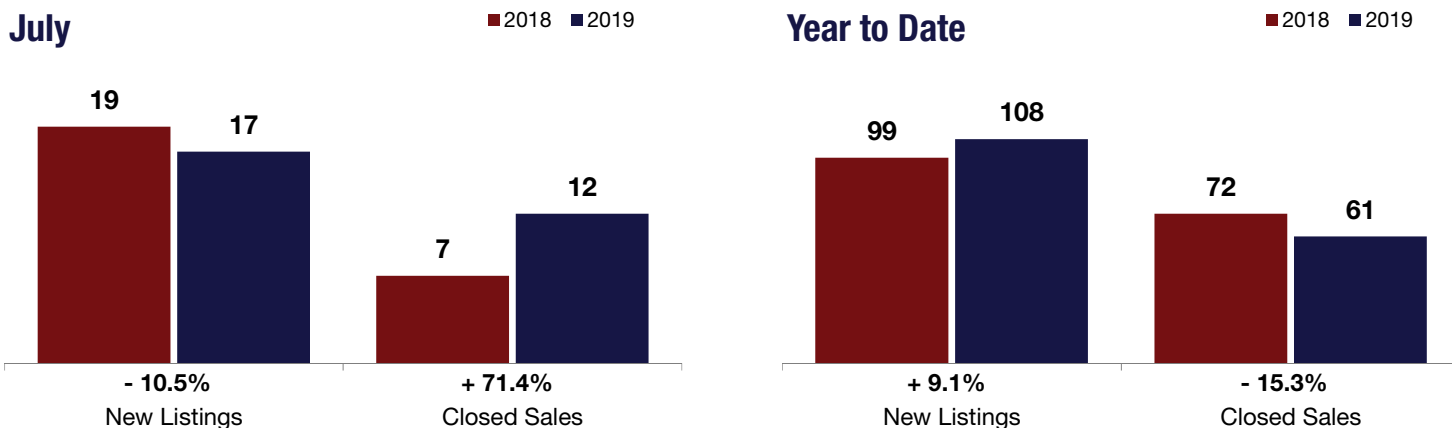
Change in  
New Listings

Change in  
Closed Sales

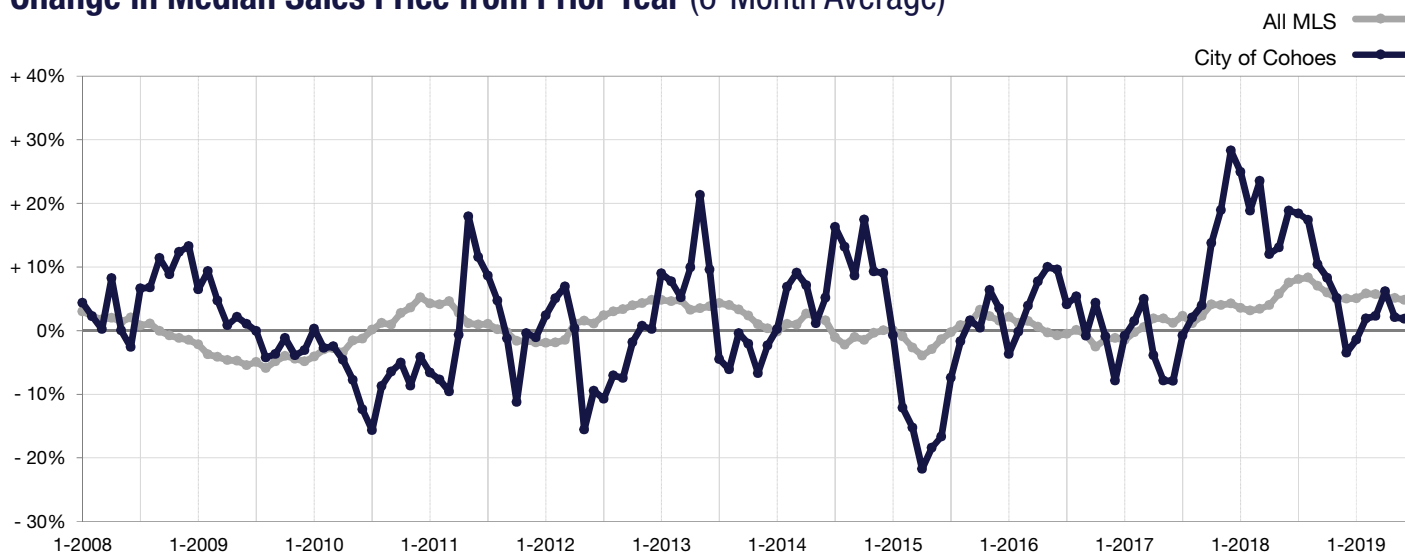
Change in  
Median Sales Price

|  | July      |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2018      | 2019      | + / -   | 2018         | 2019      | + / -   |
| New Listings                             | 19        | 17        | - 10.5% | 99           | 108       | + 9.1%  |
| Closed Sales                             | 7         | 12        | + 71.4% | 72           | 61        | - 15.3% |
| Median Sales Price*                      | \$147,000 | \$201,000 | + 36.7% | \$175,000    | \$175,000 | 0.0%    |
| Percent of Original List Price Received* | 94.8%     | 97.5%     | + 2.9%  | 94.8%        | 96.1%     | + 1.3%  |
| Days on Market Until Sale                | 63        | 33        | - 47.0% | 60           | 52        | - 13.0% |
| Inventory of Homes for Sale              | 40        | 37        | - 7.5%  | --           | --        | --      |
| Months Supply of Inventory               | 4.1       | 3.6       | - 12.7% | --           | --        | --      |

\* 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.