

Local Market Update – July 2018

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



Niskayuna

+ 8.0%

Change in
New Listings

- 13.0%

Change in
Closed Sales

+ 3.4%

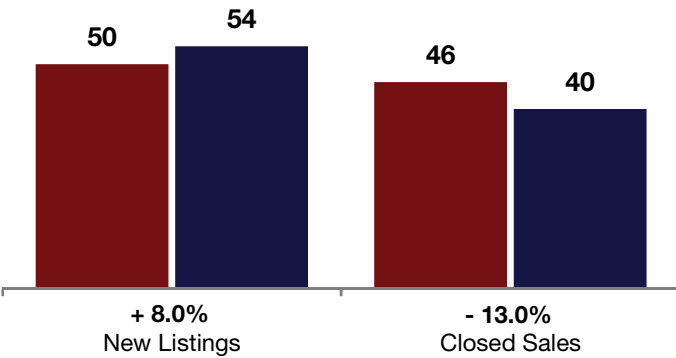
Change in
Median Sales Price

	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	50	54	+ 8.0%	354	358	+ 1.1%
Closed Sales	46	40	- 13.0%	212	213	+ 0.5%
Median Sales Price*	\$279,000	\$288,500	+ 3.4%	\$252,750	\$259,900	+ 2.8%
Percent of Original List Price Received*	97.9%	96.9%	- 1.1%	94.9%	95.3%	+ 0.5%
Days on Market Until Sale	32	27	- 17.6%	66	52	- 21.7%
Inventory of Homes for Sale	162	131	- 19.1%	--	--	--
Months Supply of Inventory	5.0	4.2	- 16.3%	--	--	--

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

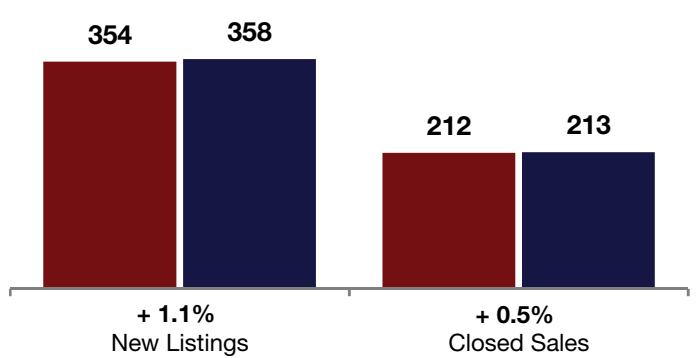
July

■ 2017 ■ 2018

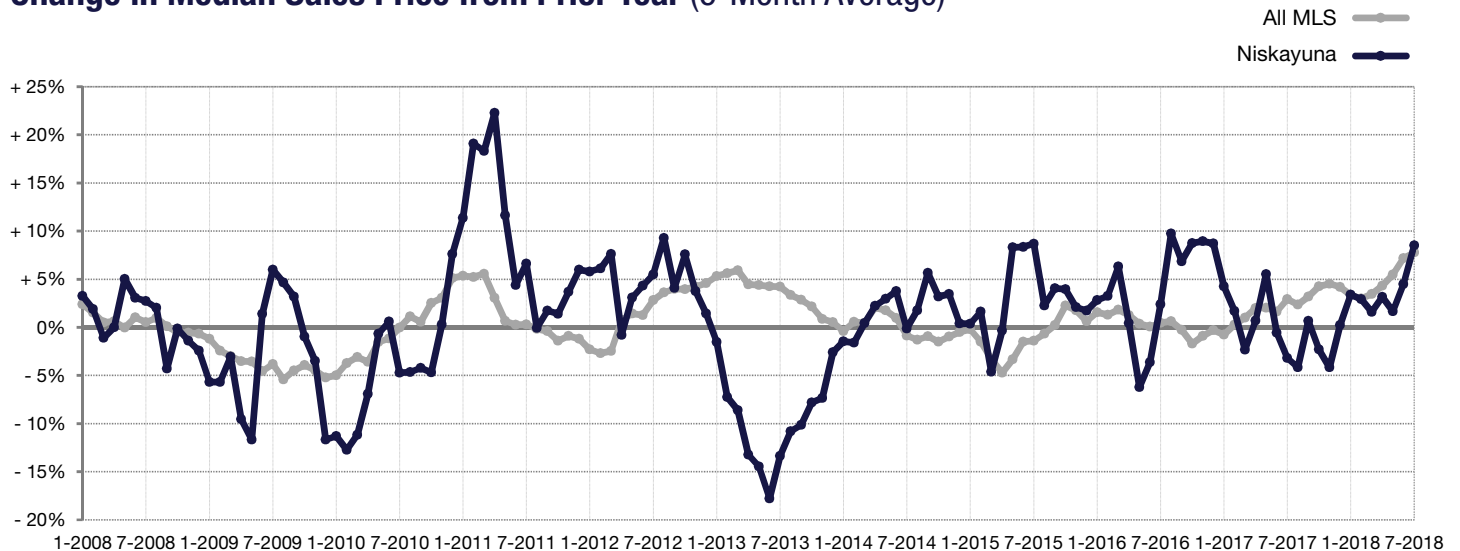


Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



1-2008 7-2008 1-2009 7-2009 1-2010 7-2010 1-2011 7-2011 1-2012 7-2012 1-2013 7-2013 1-2014 7-2014 1-2015 7-2015 1-2016 7-2016 1-2017 7-2017 1-2018 7-2018

** 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. | Current as of August 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.