

# Local Market Update – October 2018

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



## Niskayuna

**+ 47.1%**

Change in  
New Listings

**+ 27.3%**

Change in  
Closed Sales

**+ 18.0%**

Change in  
Median Sales Price

	October			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	34	50	+ 47.1%	474	505	+ 6.5%
Closed Sales	22	28	+ 27.3%	308	318	+ 3.2%
Median Sales Price*	\$244,400	<b>\$288,500</b>	+ 18.0%	\$260,950	<b>\$260,000</b>	- 0.4%
Percent of Original List Price Received*	97.1%	<b>94.8%</b>	- 2.3%	95.3%	<b>95.5%</b>	+ 0.2%
Days on Market Until Sale	26	44	+ 66.6%	59	48	- 19.0%
Inventory of Homes for Sale	148	132	- 10.8%	--	--	--
Months Supply of Inventory	4.9	4.0	- 18.9%	--	--	--

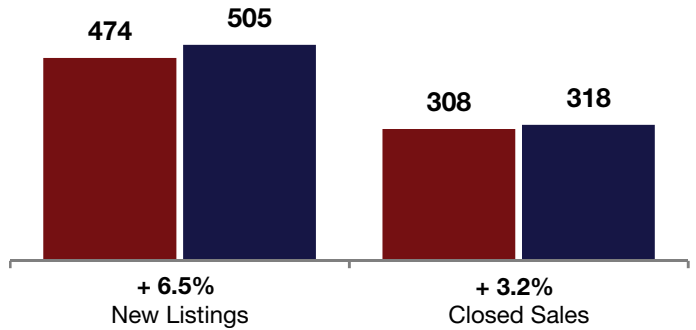
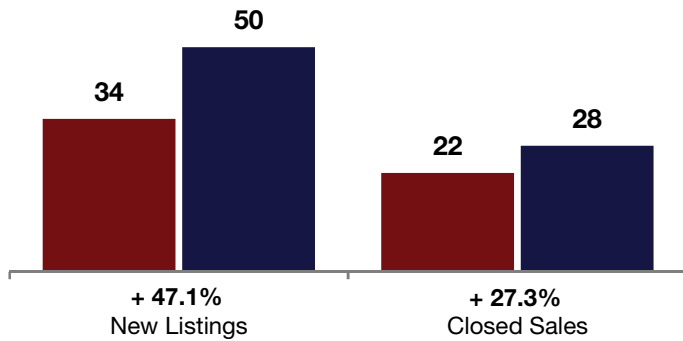
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### October

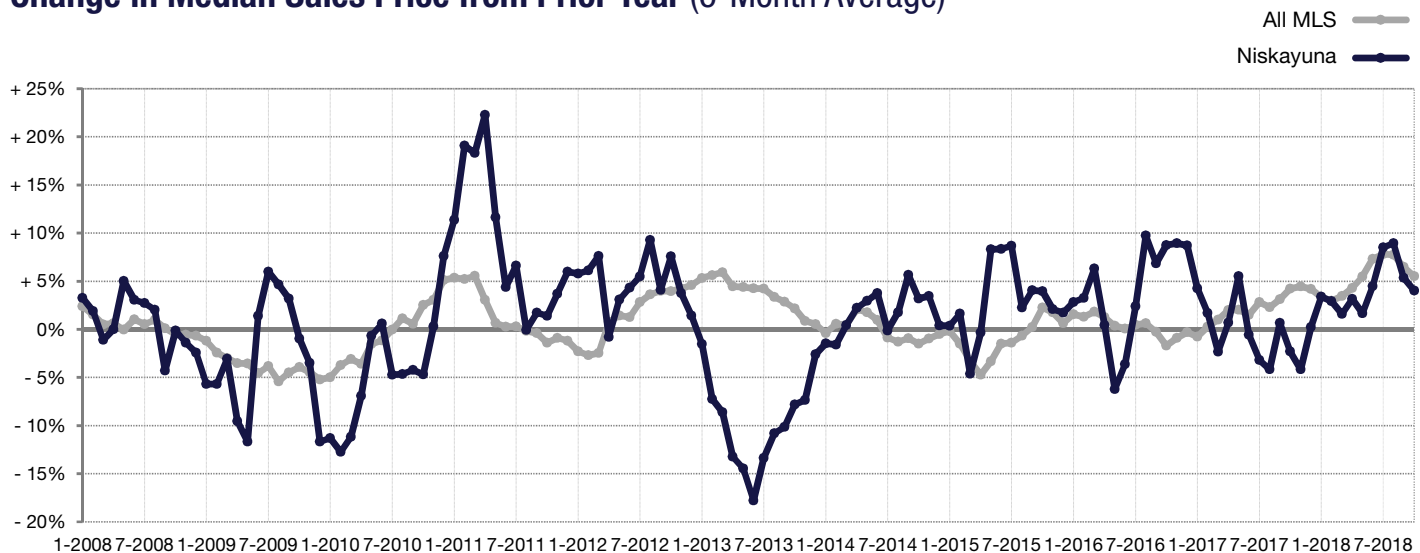
■ 2017 ■ 2018

### 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 November 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.