

Local Market Update – November 2018

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



Niskayuna

+ 10.7%

Change in
New Listings

+ 28.6%

Change in
Closed Sales

- 4.8%

Change in
Median Sales Price

November

Year to Date

	2017	2018	+ / -	2017	2018	+ / -
New Listings	28	31	+ 10.7%	502	536	+ 6.8%
Closed Sales	28	36	+ 28.6%	336	355	+ 5.7%
Median Sales Price*	\$280,400	\$267,000	- 4.8%	\$262,500	\$260,000	- 1.0%
Percent of Original List Price Received*	94.9%	90.6%	- 4.6%	95.2%	95.0%	- 0.3%
Days on Market Until Sale	55	96	+ 73.2%	59	53	- 10.4%
Inventory of Homes for Sale	132	128	- 3.0%	--	--	--
Months Supply of Inventory	4.4	3.9	- 10.4%	--	--	--

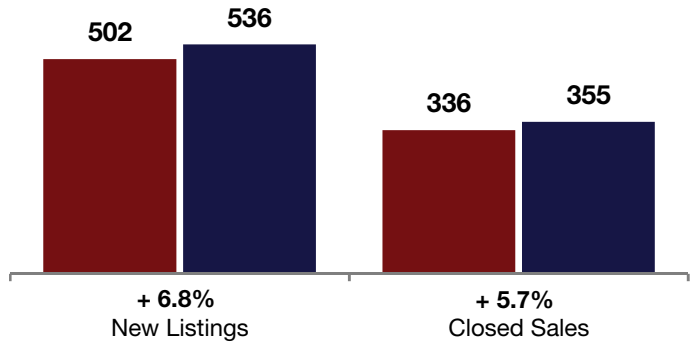
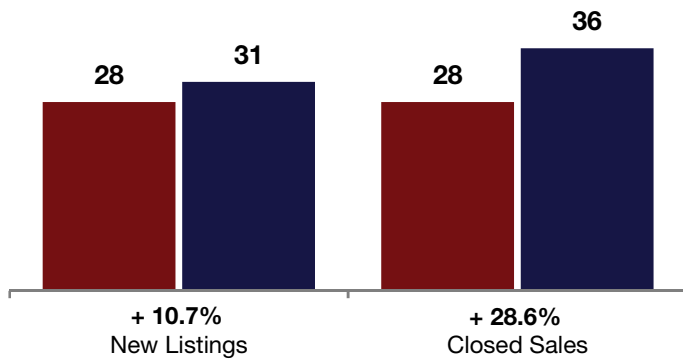
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

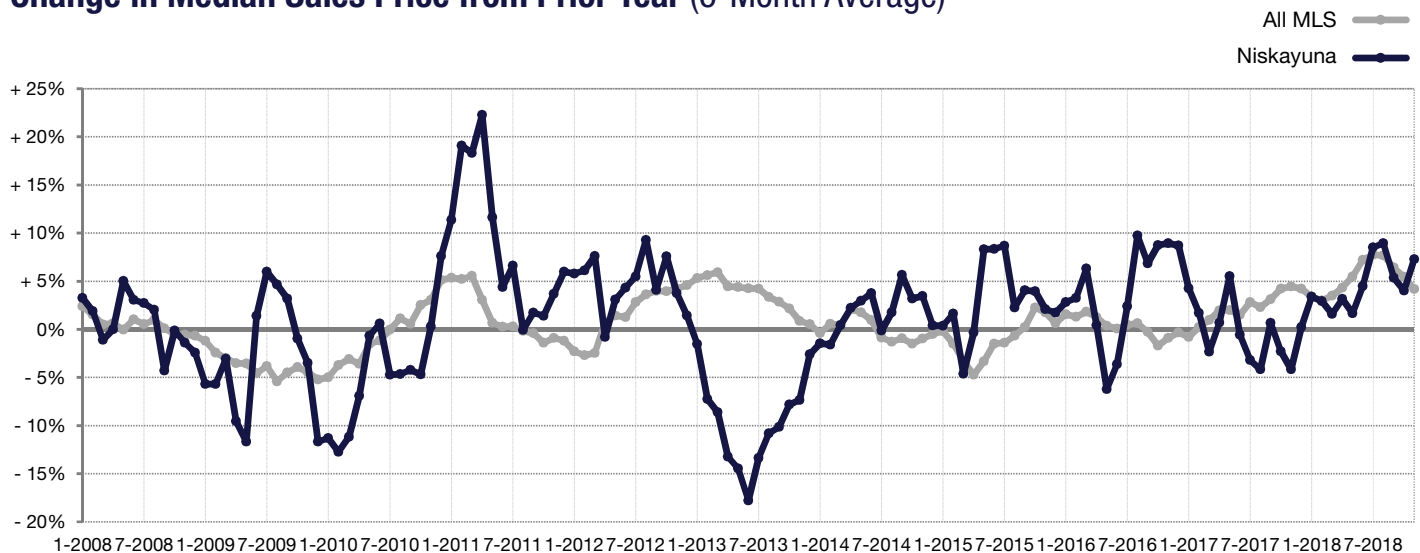
■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



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