

Local Market Update – March 2020

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



Niskayuna

- 30.8%

Change in
New Listings

- 16.7%

Change in
Closed Sales

+ 8.4%

Change in
Median Sales Price

	March			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	52	36	- 30.8%	122	113	- 7.4%
Closed Sales	24	20	- 16.7%	67	54	- 19.4%
Median Sales Price*	\$239,950	\$260,000	+ 8.4%	\$250,000	\$269,000	+ 7.6%
Percent of Original List Price Received*	92.7%	97.2%	+ 4.9%	93.6%	94.8%	+ 1.3%
Days on Market Until Sale	59	51	- 14.4%	64	57	- 10.3%
Inventory of Homes for Sale	107	88	- 17.8%	--	--	--
Months Supply of Inventory	3.3	2.9	- 13.5%	--	--	--

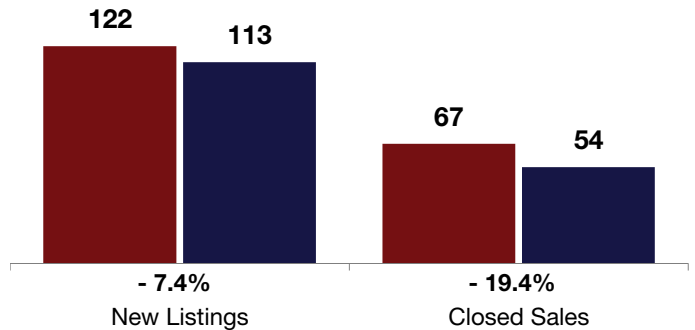
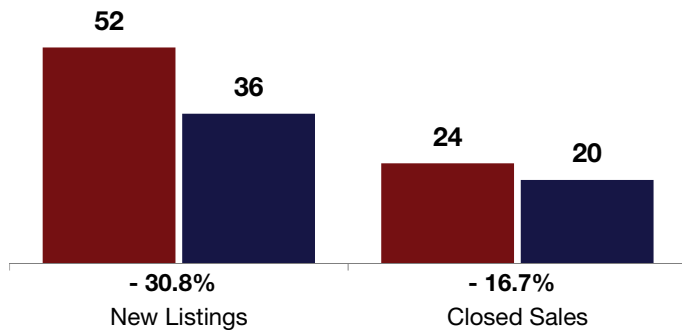
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

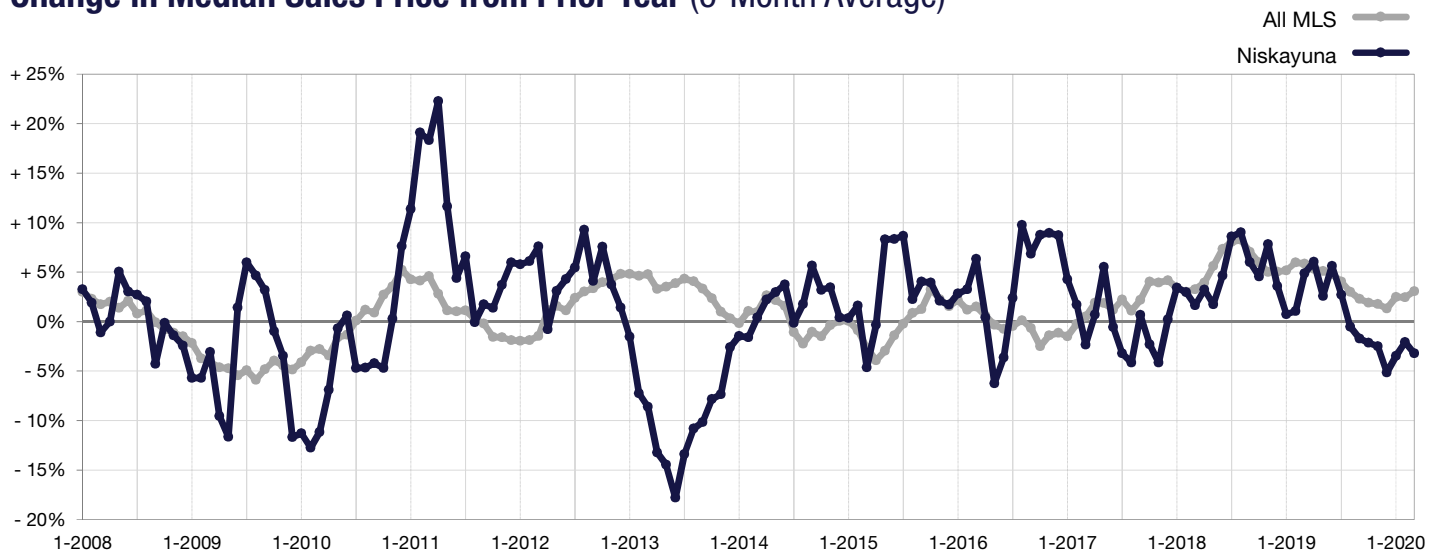
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.