

# Local Market Update – July 2020

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



## Niskayuna

**- 35.1%**

Change in  
New Listings

**- 11.1%**

Change in  
Closed Sales

**+ 5.7%**

Change in  
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	77	50	- 35.1%	384	289	- 24.7%
Closed Sales	45	40	- 11.1%	205	166	- 19.0%
Median Sales Price*	\$265,000	<b>\$280,000</b>	+ 5.7%	\$255,000	<b>\$268,000</b>	+ 5.1%
Percent of Original List Price Received*	95.4%	<b>98.0%</b>	+ 2.7%	94.9%	<b>96.5%</b>	+ 1.7%
Days on Market Until Sale	47	<b>46</b>	- 2.5%	52	<b>49</b>	- 5.8%
Inventory of Homes for Sale	150	<b>90</b>	- 40.0%	--	--	--
Months Supply of Inventory	4.7	<b>3.1</b>	- 34.0%	--	--	--

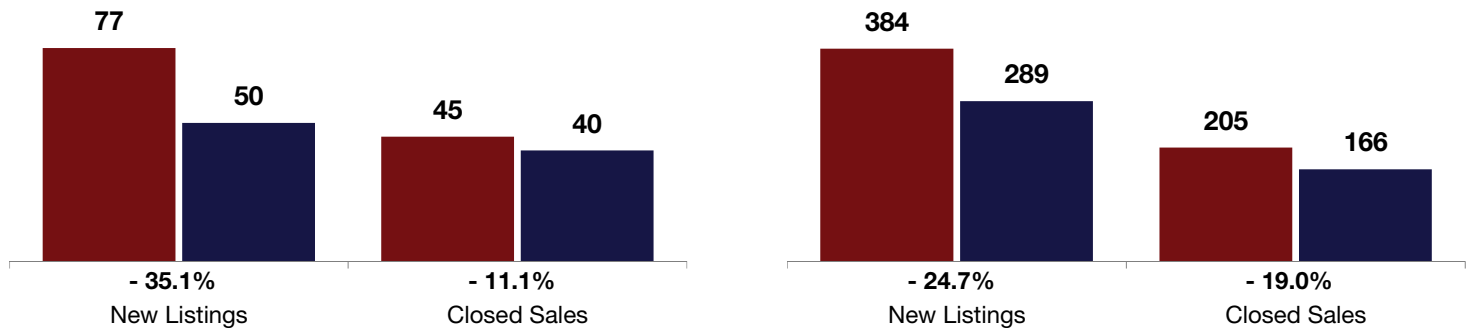
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

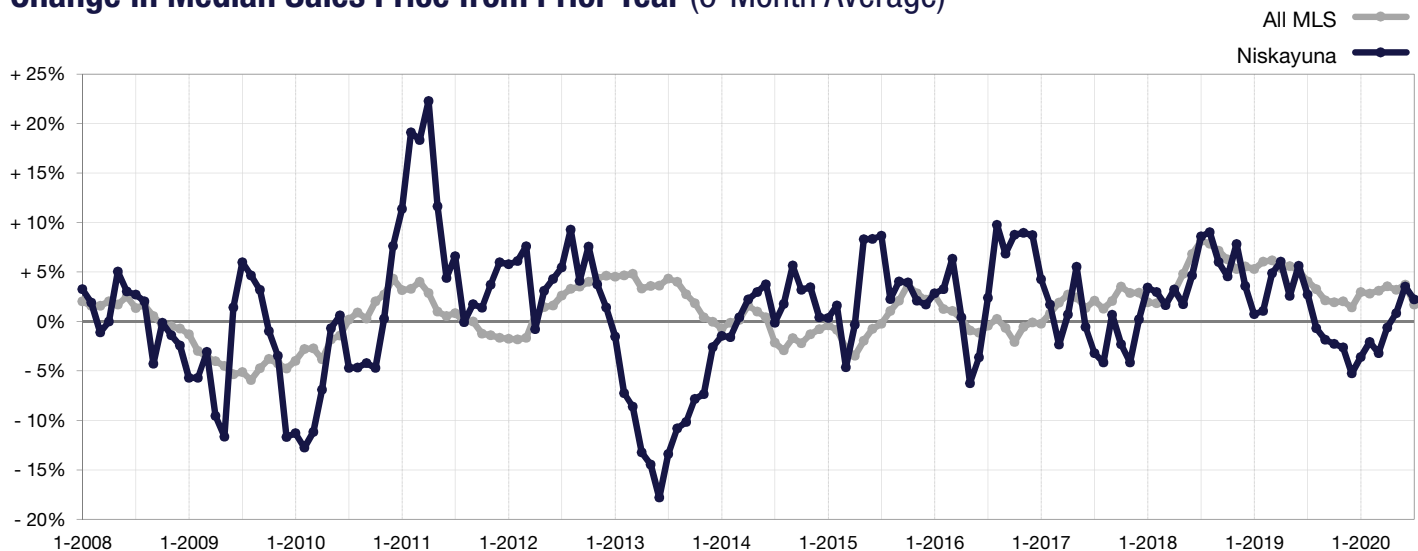
■ 2019 ■ 2020

### 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.