

Local Market Update – August 2020

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



Niskayuna

+ 73.5%

- 27.8%

+ 2.0%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	34	59	+ 73.5%	418	347	- 17.0%
Closed Sales	54	39	- 27.8%	259	208	- 19.7%
Median Sales Price*	\$284,450	\$290,000	+ 2.0%	\$265,000	\$268,000	+ 1.1%
Percent of Original List Price Received*	95.5%	97.6%	+ 2.2%	95.0%	96.7%	+ 1.8%
Days on Market Until Sale	36	42	+ 17.9%	49	47	- 3.0%
Inventory of Homes for Sale	140	94	- 32.9%	--	--	--
Months Supply of Inventory	4.4	3.1	- 28.8%	--	--	--

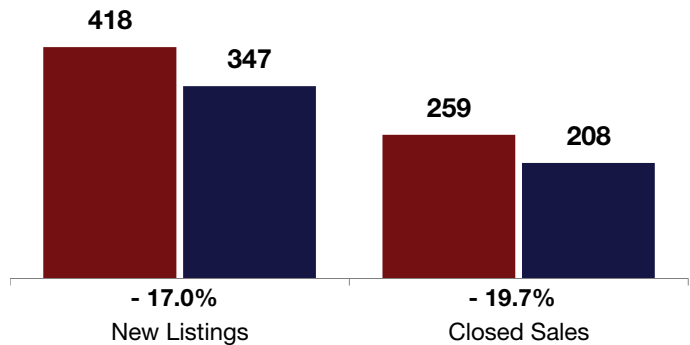
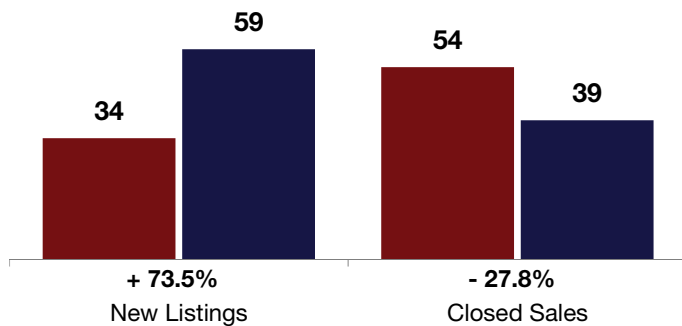
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

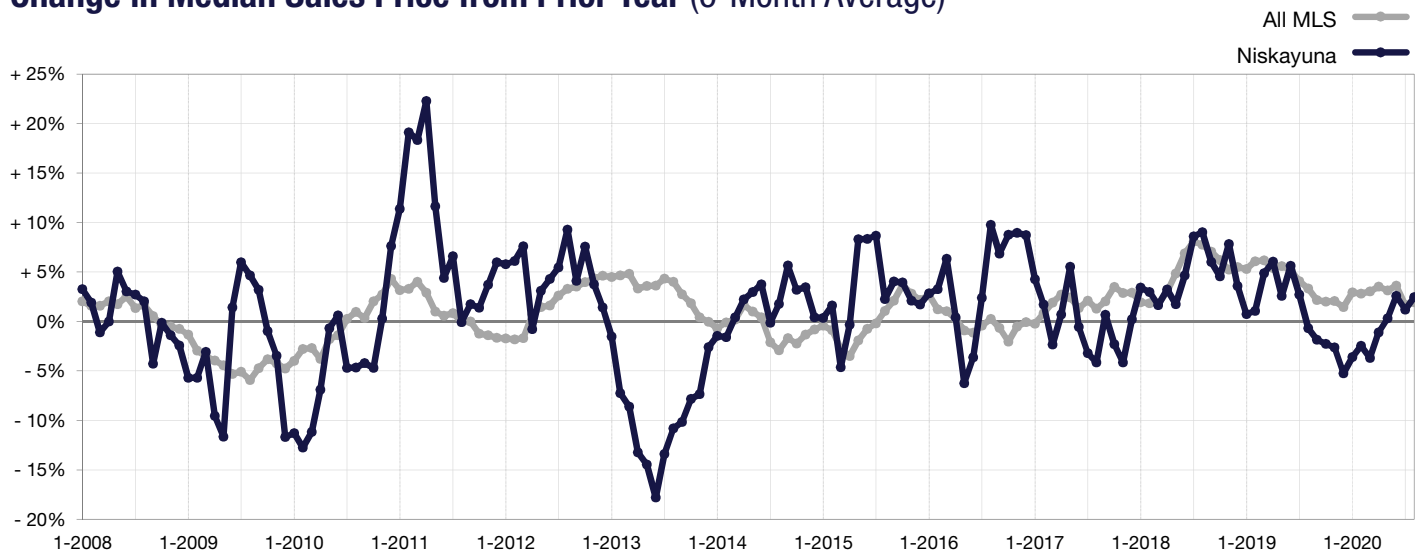
■ 2019 ■ 2020

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.