

# Local Market Update – October 2020

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



## Niskayuna

**+ 21.6%**

Change in  
New Listings

**+ 9.7%**

Change in  
Closed Sales

**+ 13.0%**

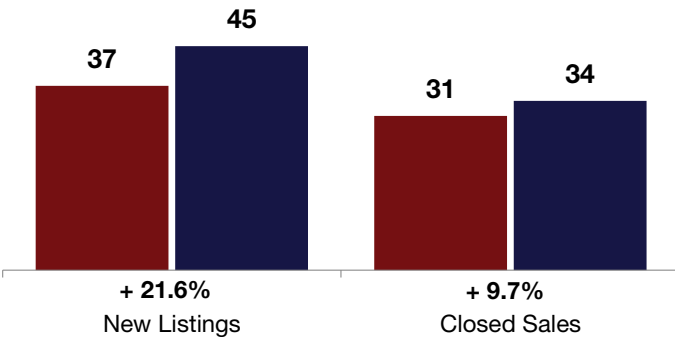
Change in  
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	37	45	+ 21.6%	492	442	- 10.2%
Closed Sales	31	34	+ 9.7%	315	287	- 8.9%
Median Sales Price*	\$270,000	\$305,000	+ 13.0%	\$255,000	\$270,000	+ 5.9%
Percent of Original List Price Received*	94.7%	99.2%	+ 4.7%	94.7%	97.1%	+ 2.5%
Days on Market Until Sale	59	28	- 52.4%	50	43	- 12.6%
Inventory of Homes for Sale	119	73	- 38.7%	--	--	--
Months Supply of Inventory	3.9	2.2	- 43.7%	--	--	--

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

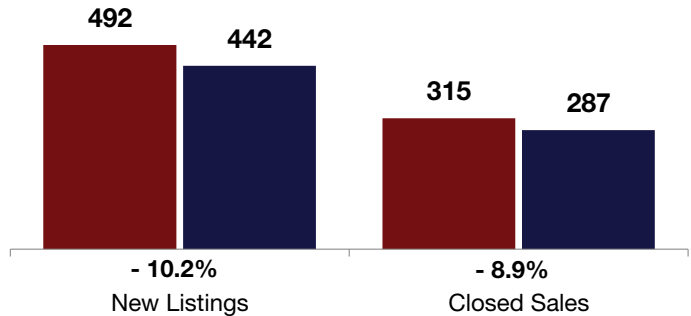
### October

■ 2019 ■ 2020

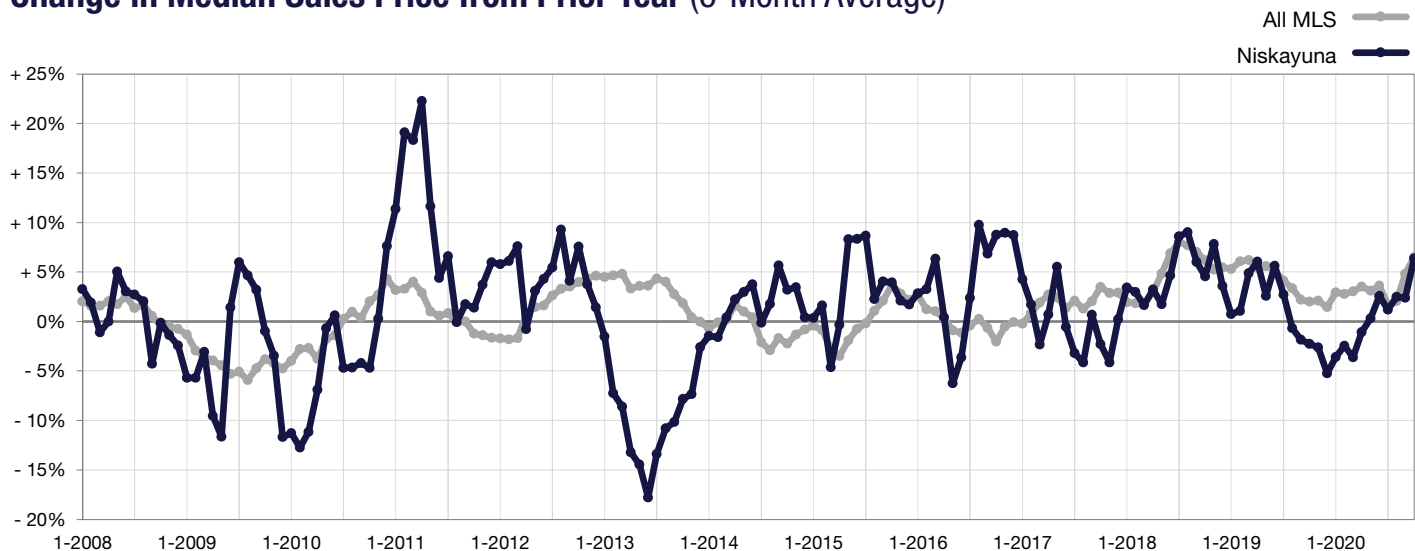


### Year to Date

■ 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.