

Local Market Update – November 2020

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



Niskayuna

+ 58.3%

Change in
New Listings

+ 70.8%

Change in
Closed Sales

+ 26.3%

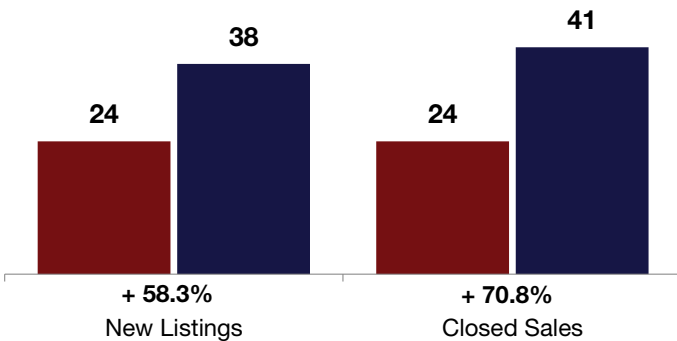
Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	24	38	+ 58.3%	516	480	- 7.0%
Closed Sales	24	41	+ 70.8%	339	329	- 2.9%
Median Sales Price*	\$237,500	\$300,000	+ 26.3%	\$255,000	\$273,000	+ 7.1%
Percent of Original List Price Received*	93.6%	97.9%	+ 4.6%	94.6%	97.2%	+ 2.7%
Days on Market Until Sale	42	30	- 27.5%	49	42	- 15.0%
Inventory of Homes for Sale	98	64	- 34.7%	--	--	--
Months Supply of Inventory	3.2	1.9	- 41.2%	--	--	--

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

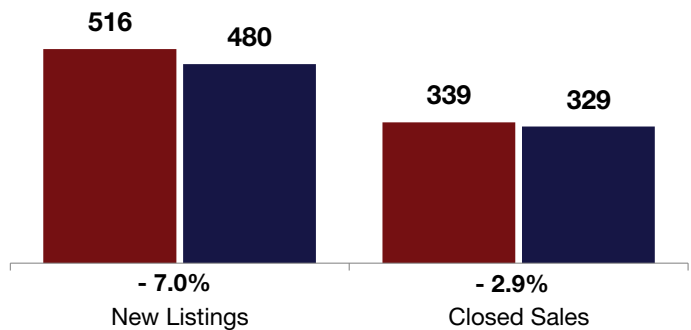
November

■ 2019 ■ 2020

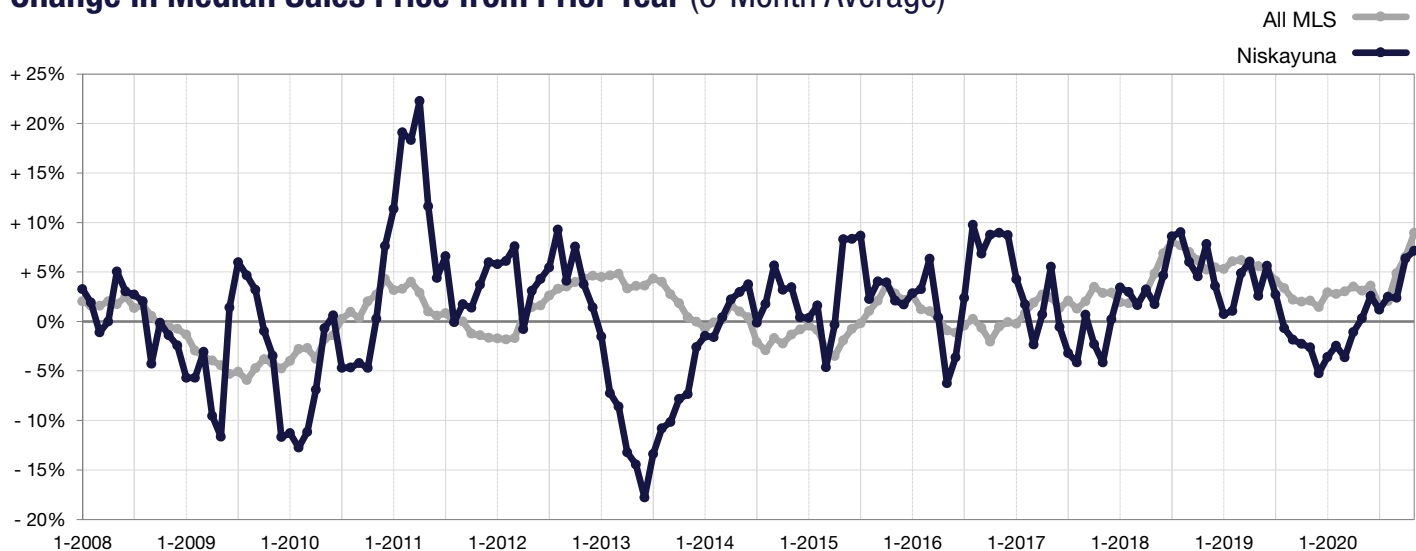


Year to Date

■ 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.