

Local Market Update – December 2020

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



Niskayuna

+ 11.1%

Change in
New Listings

+ 30.3%

Change in
Closed Sales

+ 11.8%

Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	18	20	+ 11.1%	534	501	- 6.2%
Closed Sales	33	43	+ 30.3%	372	375	+ 0.8%
Median Sales Price*	\$268,421	\$300,000	+ 11.8%	\$255,000	\$279,800	+ 9.7%
Percent of Original List Price Received*	93.0%	99.1%	+ 6.6%	94.5%	97.5%	+ 3.1%
Days on Market Until Sale	64	31	- 50.8%	50	40	- 20.2%
Inventory of Homes for Sale	86	54	- 37.2%	--	--	--
Months Supply of Inventory	2.8	1.5	- 45.5%	--	--	--

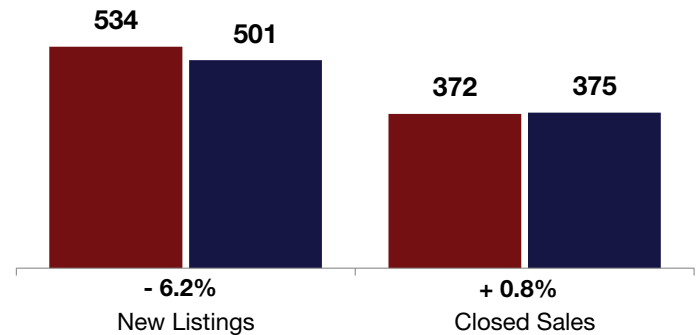
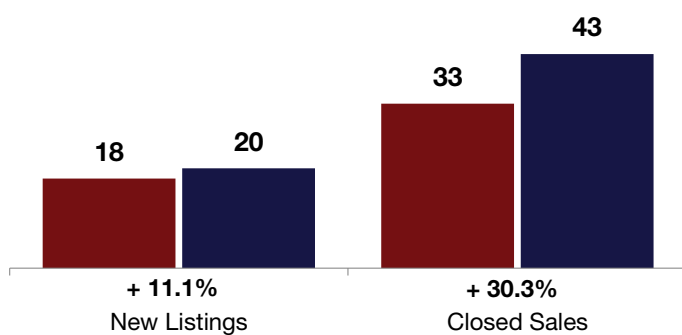
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

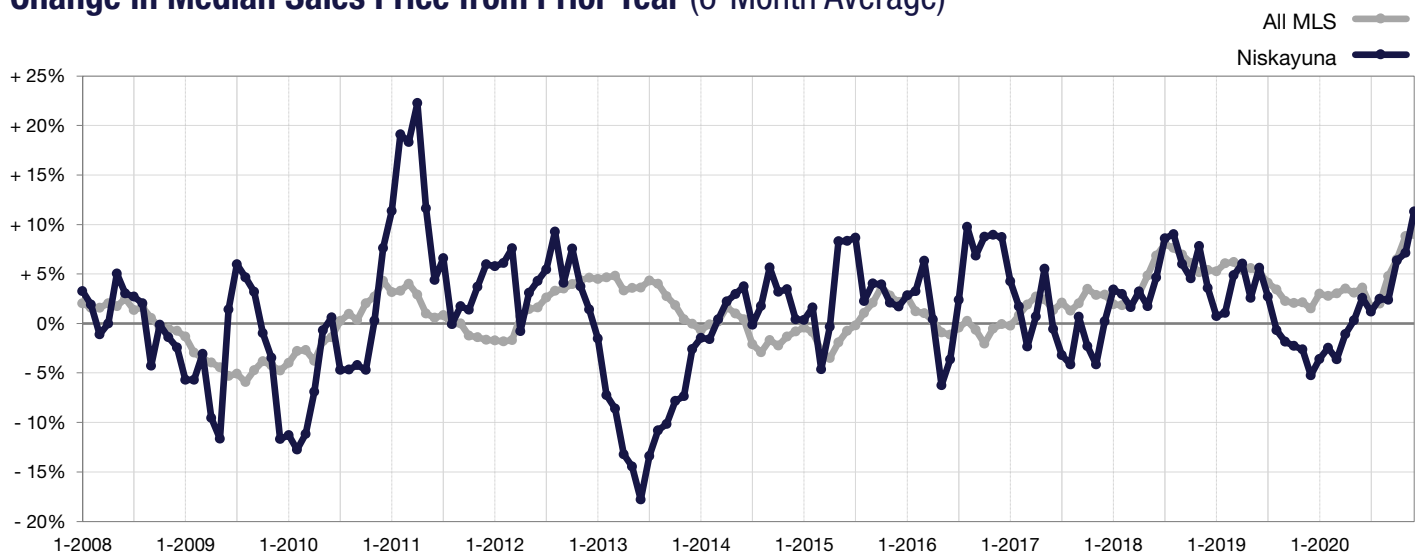
■ 2019 ■ 2020

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.