

Local Market Update – January 2021

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



Niskayuna

- 55.0%

+ 35.0%

+ 16.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	40	18	- 55.0%	40	18	- 55.0%
Closed Sales	20	27	+ 35.0%	20	27	+ 35.0%
Median Sales Price*	\$240,000	\$279,500	+ 16.5%	\$240,000	\$279,500	+ 16.5%
Percent of Original List Price Received*	93.7%	95.9%	+ 2.4%	93.7%	95.9%	+ 2.4%
Days on Market Until Sale	57	52	- 8.4%	57	52	- 8.4%
Inventory of Homes for Sale	89	43	- 51.7%	--	--	--
Months Supply of Inventory	2.9	1.2	- 57.8%	--	--	--

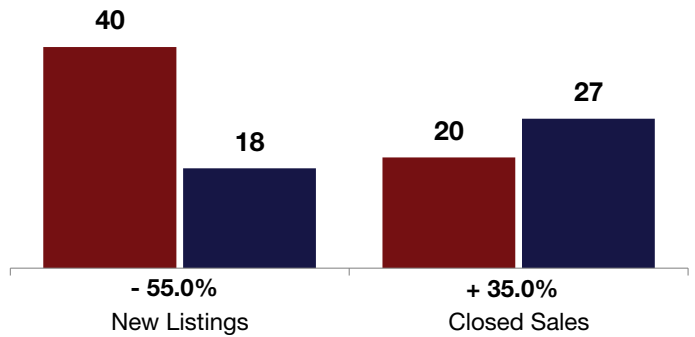
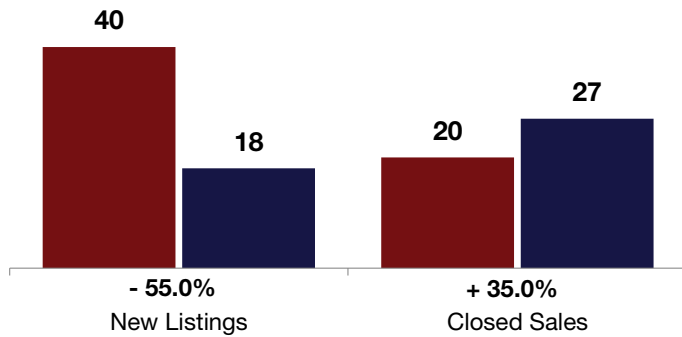
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

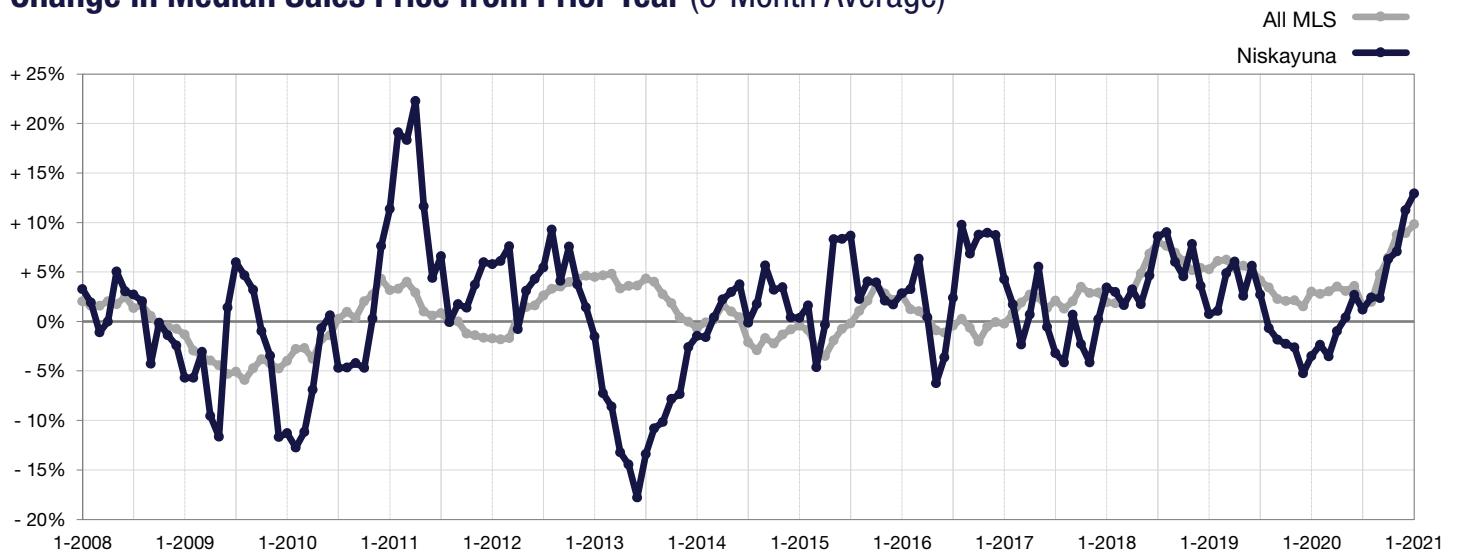
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.