

# Local Market Update – April 2021

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



## Niskayuna

**+ 343.8%**

**+ 17.4%**

**+ 15.4%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	16	71	+ 343.8%	130	162	+ 24.6%
Closed Sales	23	27	+ 17.4%	81	123	+ 51.9%
Median Sales Price*	\$241,000	\$278,000	+ 15.4%	\$260,000	\$291,500	+ 12.1%
Percent of Original List Price Received*	98.1%	99.0%	+ 1.0%	95.0%	98.0%	+ 3.2%
Days on Market Until Sale	35	43	+ 22.6%	54	47	- 14.2%
Inventory of Homes for Sale	83	55	- 33.7%	--	--	--
Months Supply of Inventory	2.9	1.4	- 52.8%	--	--	--

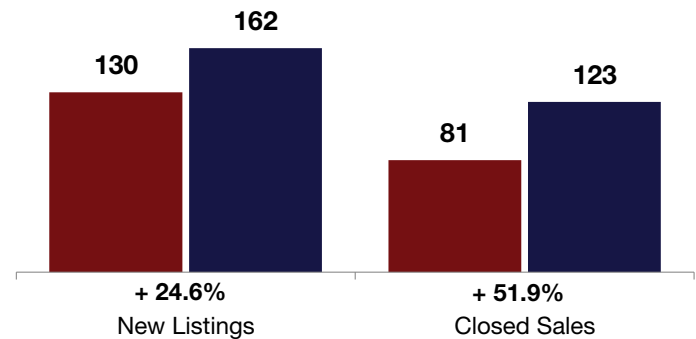
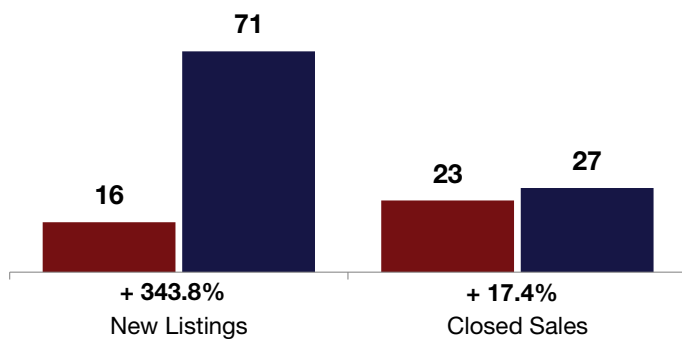
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

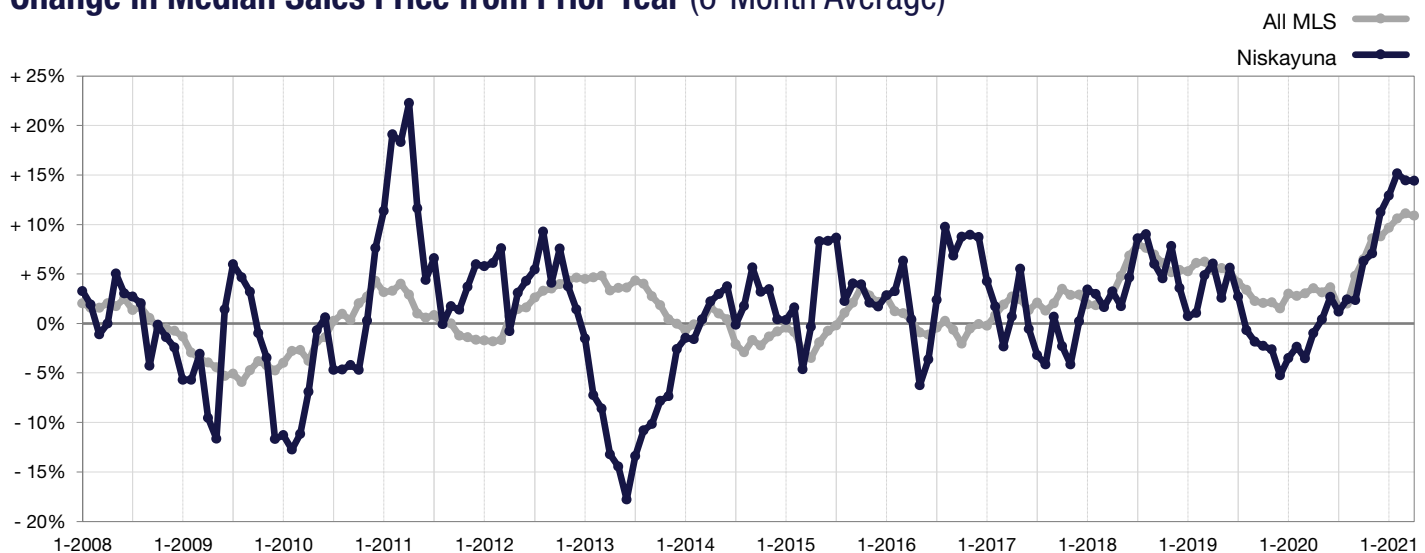
■ 2020 ■ 2021

### 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.