

Local Market Update – May 2021

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



Niskayuna

0.0%

Change in
New Listings

+ 89.5%

Change in
Closed Sales

+ 9.1%

Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	49	49	0.0%	179	211	+ 17.9%
Closed Sales	19	36	+ 89.5%	100	159	+ 59.0%
Median Sales Price*	\$273,090	\$298,000	+ 9.1%	\$260,450	\$291,500	+ 11.9%
Percent of Original List Price Received*	96.1%	102.5%	+ 6.7%	95.2%	99.0%	+ 4.0%
Days on Market Until Sale	37	33	- 12.0%	51	43	- 14.9%
Inventory of Homes for Sale	89	45	- 49.4%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--

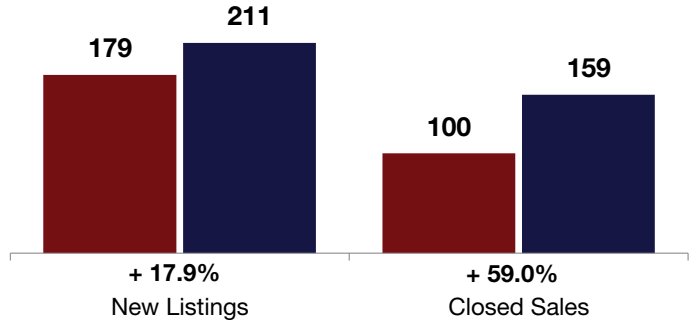
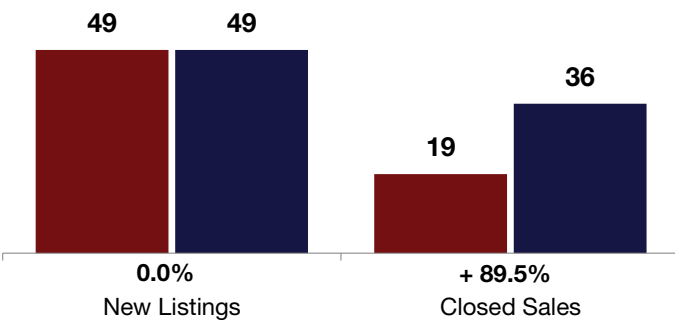
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

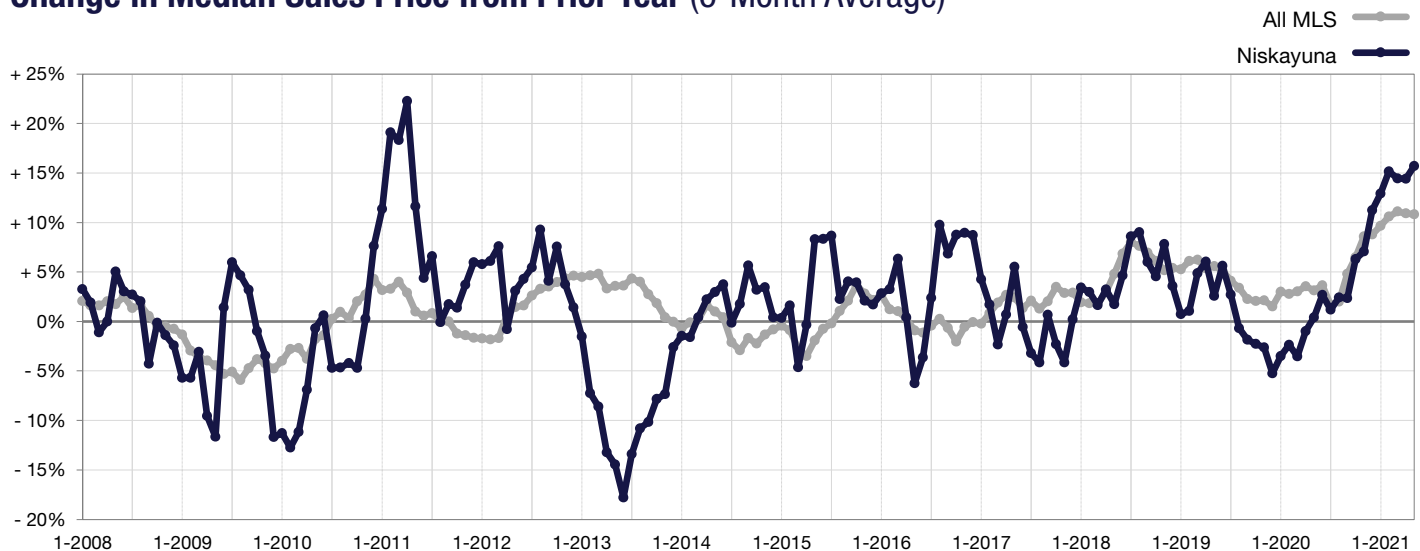
■ 2020 ■ 2021

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.