

Local Market Update – July 2021

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



Niskayuna

+ 26.5%

Change in
New Listings

- 16.3%

Change in
Closed Sales

+ 19.6%

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	49	62	+ 26.5%	288	333	+ 15.6%
Closed Sales	43	36	- 16.3%	172	250	+ 45.3%
Median Sales Price*	\$274,000	\$327,725	+ 19.6%	\$267,500	\$313,500	+ 17.2%
Percent of Original List Price Received*	97.8%	104.0%	+ 6.3%	96.4%	100.3%	+ 4.1%
Days on Market Until Sale	45	9	- 80.7%	50	32	- 35.0%
Inventory of Homes for Sale	87	72	- 17.2%	--	--	--
Months Supply of Inventory	3.0	1.8	- 37.8%	--	--	--

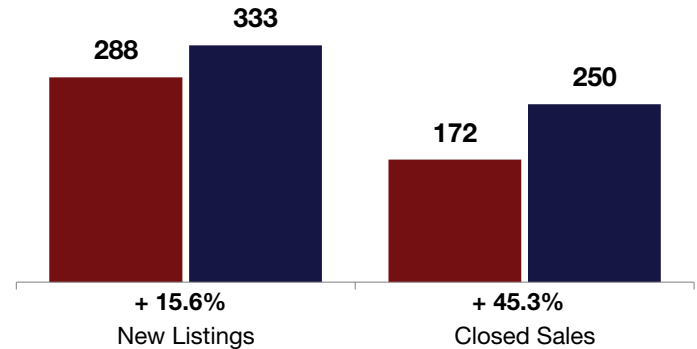
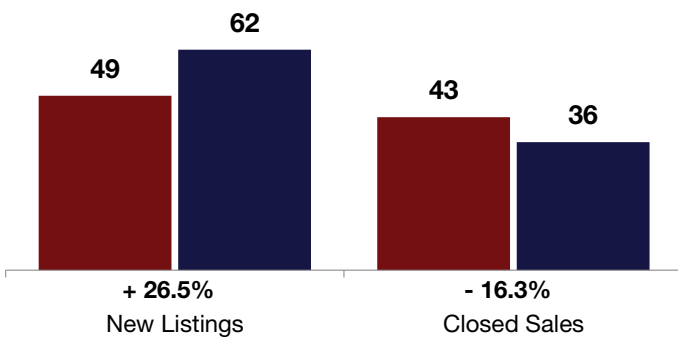
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

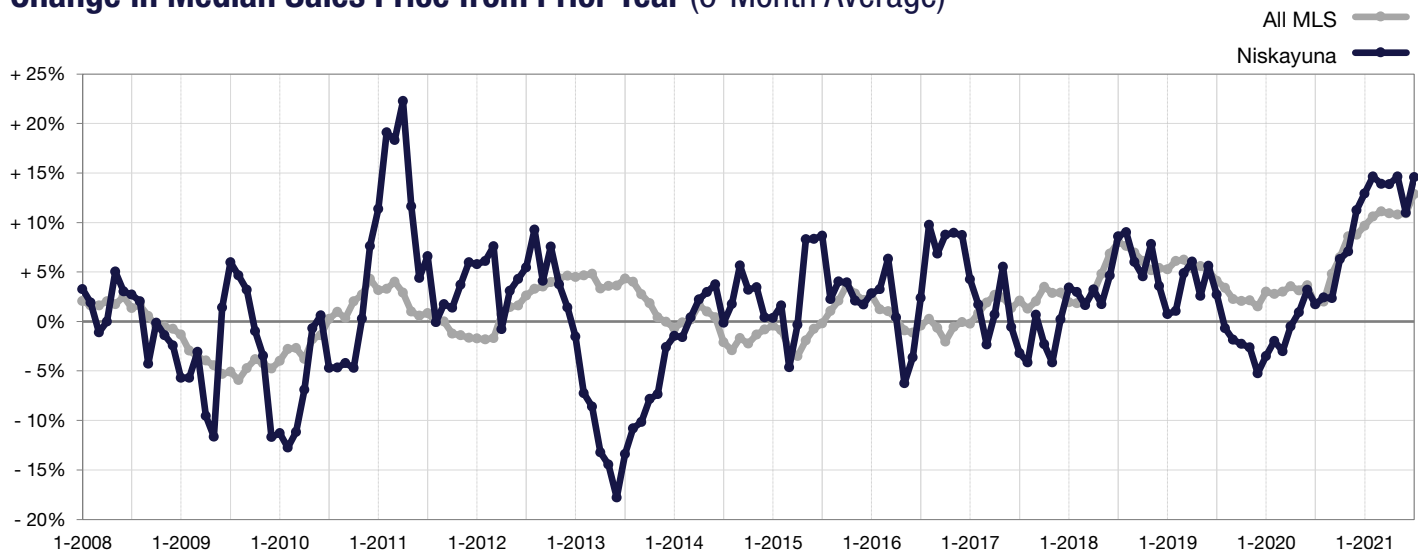
■ 2020 ■ 2021

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.