

# Local Market Update – August 2021

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



## Niskayuna

**+ 1.7%**

Change in  
New Listings

**+ 19.0%**

Change in  
Closed Sales

**+ 13.2%**

Change in  
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	59	60	+ 1.7%	347	393	+ 13.3%
Closed Sales	42	50	+ 19.0%	214	301	+ 40.7%
Median Sales Price*	\$291,500	\$330,000	+ 13.2%	\$268,000	\$315,000	+ 17.5%
Percent of Original List Price Received*	97.5%	101.4%	+ 4.1%	96.6%	100.5%	+ 4.1%
Days on Market Until Sale	43	20	- 54.2%	48	30	- 37.8%
Inventory of Homes for Sale	91	73	- 19.8%	--	--	--
Months Supply of Inventory	3.0	1.9	- 37.6%	--	--	--

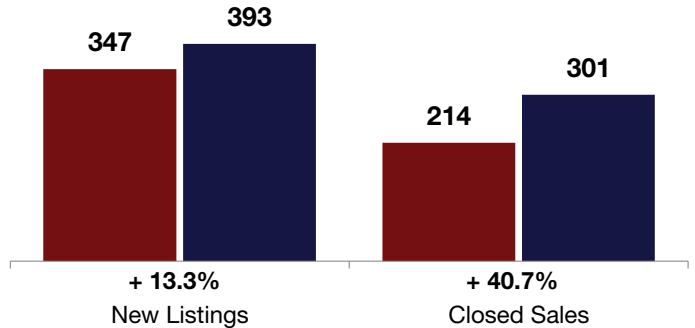
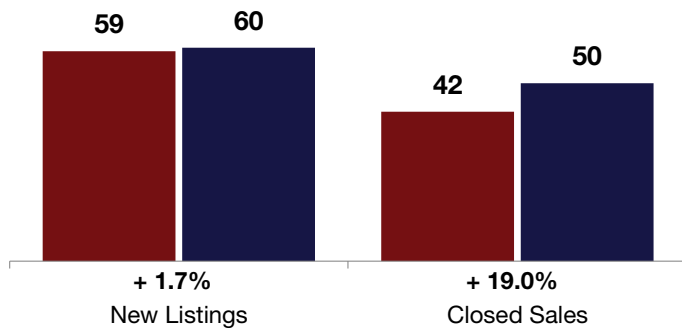
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

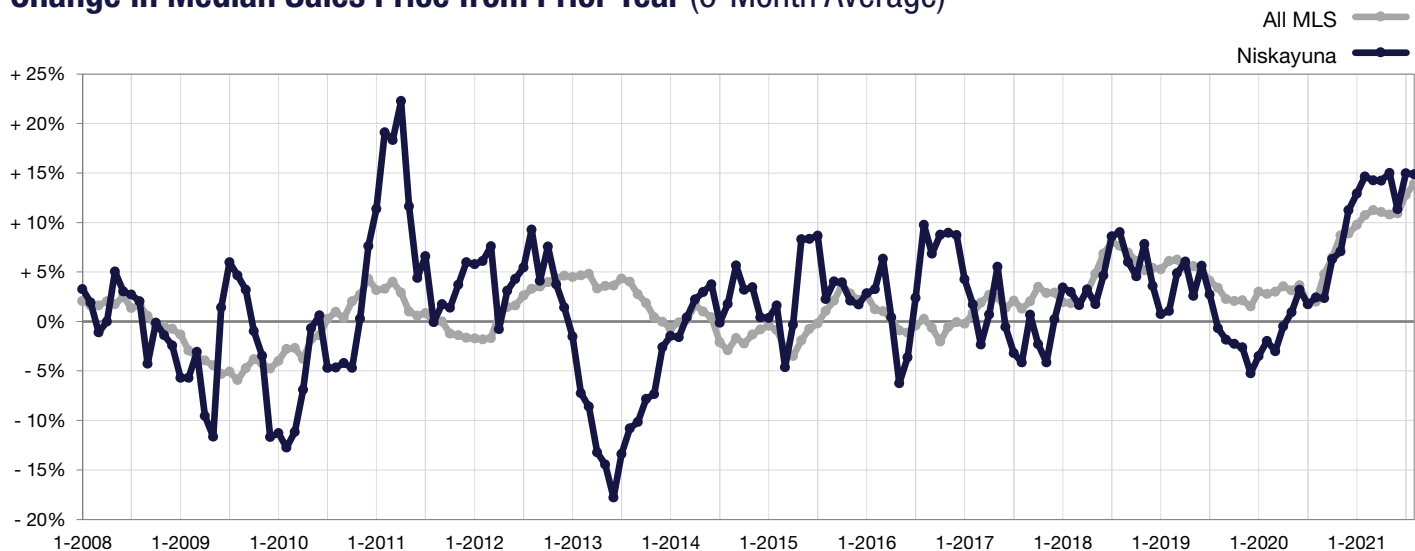
■ 2020 ■ 2021

### 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.