

Local Market Update – September 2021

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



Niskayuna

- 33.3%

+ 2.4%

+ 11.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

September

Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	51	34	- 33.3%	398	427	+ 7.3%
Closed Sales	41	42	+ 2.4%	255	346	+ 35.7%
Median Sales Price*	\$279,900	\$312,250	+ 11.6%	\$268,000	\$315,000	+ 17.5%
Percent of Original List Price Received*	97.4%	99.7%	+ 2.4%	96.7%	100.4%	+ 3.8%
Days on Market Until Sale	31	10	- 69.6%	46	28	- 39.5%
Inventory of Homes for Sale	85	68	- 20.0%	--	--	--
Months Supply of Inventory	2.6	1.8	- 32.6%	--	--	--

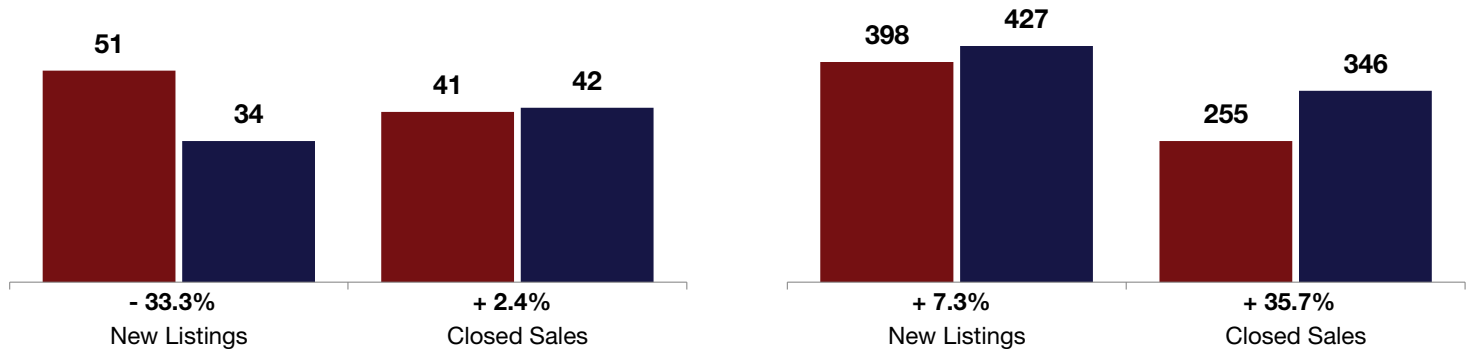
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

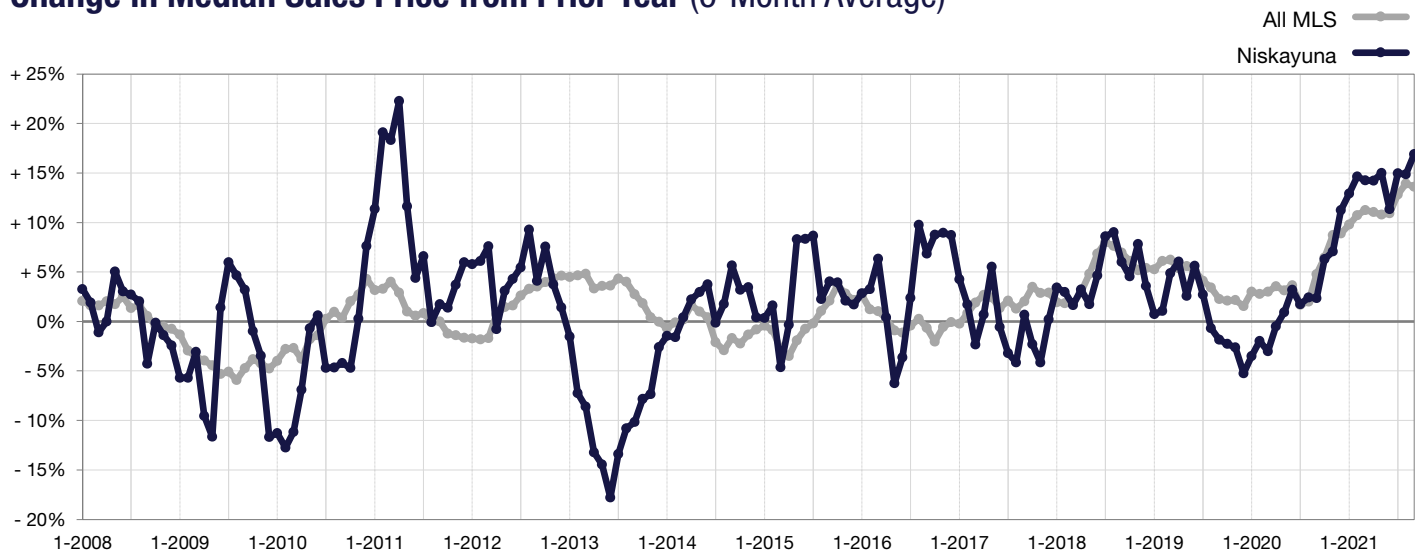
■ 2020 ■ 2021

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.