

Local Market Update – October 2021

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



Niskayuna

- 15.6%

+ 45.7%

+ 15.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

October

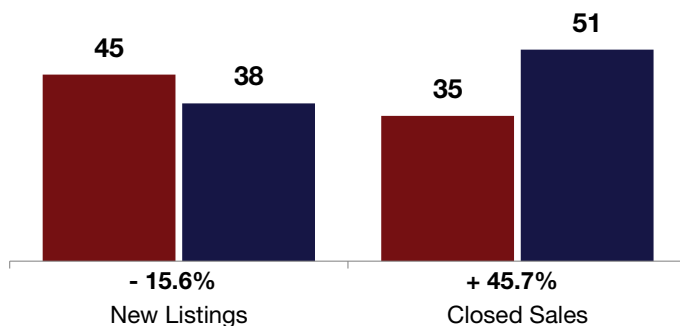
Year to Date

	2020	2021	+ / -	2020	2021	+ / -
New Listings	45	38	- 15.6%	443	465	+ 5.0%
Closed Sales	35	51	+ 45.7%	290	398	+ 37.2%
Median Sales Price*	\$290,000	\$335,000	+ 15.5%	\$270,000	\$315,000	+ 16.7%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	97.0%	100.2%	+ 3.3%
Days on Market Until Sale	28	17	- 38.5%	44	26	- 39.5%
Inventory of Homes for Sale	71	53	- 25.4%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.7%	--	--	--

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

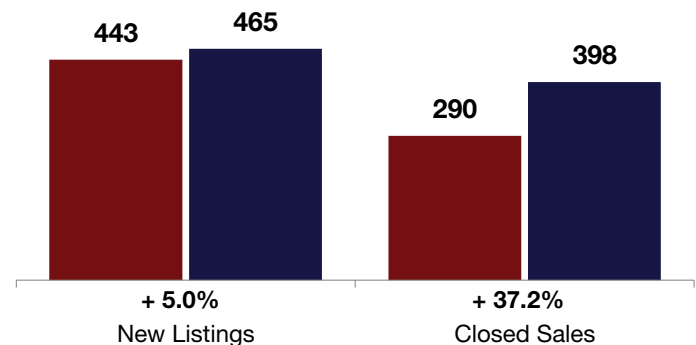
October

■ 2020 ■ 2021

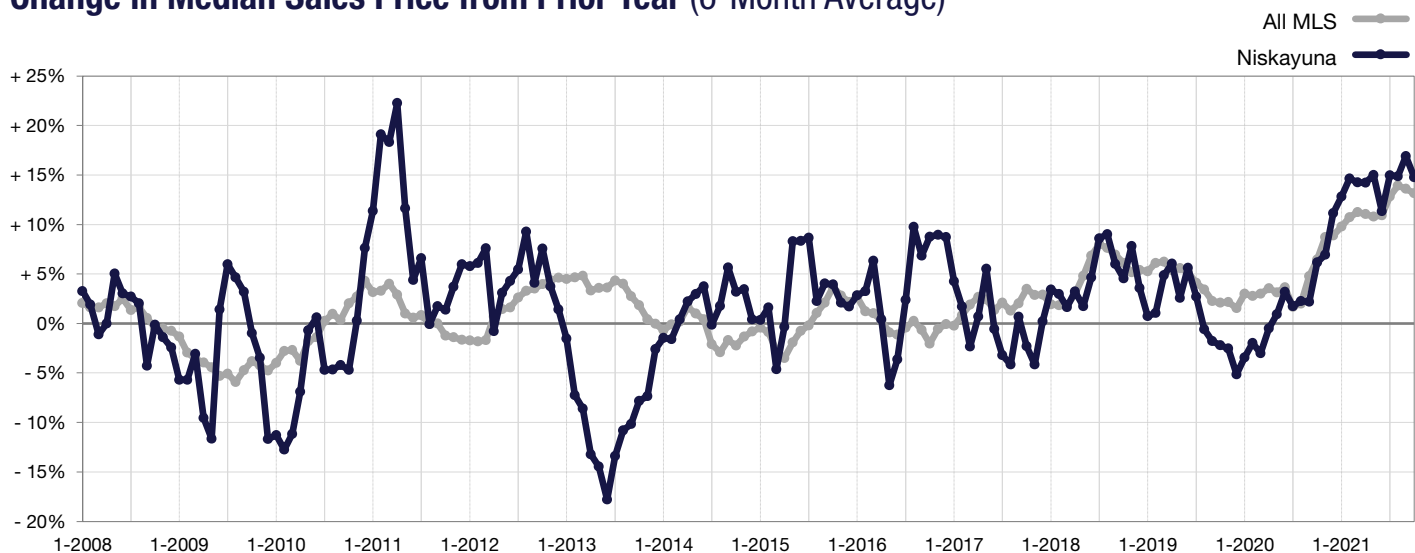


Year to Date

■ 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.