

Local Market Update – November 2021

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



Niskayuna

- 45.9%

Change in
New Listings

- 34.1%

Change in
Closed Sales

+ 1.8%

Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	37	20	- 45.9%	480	485	+ 1.0%
Closed Sales	44	29	- 34.1%	334	430	+ 28.7%
Median Sales Price*	\$302,500	\$308,000	+ 1.8%	\$273,000	\$315,000	+ 15.4%
Percent of Original List Price Received*	98.4%	101.1%	+ 2.7%	97.2%	100.2%	+ 3.1%
Days on Market Until Sale	28	14	- 52.1%	42	26	- 38.6%
Inventory of Homes for Sale	66	42	- 36.4%	--	--	--
Months Supply of Inventory	1.9	1.1	- 41.6%	--	--	--

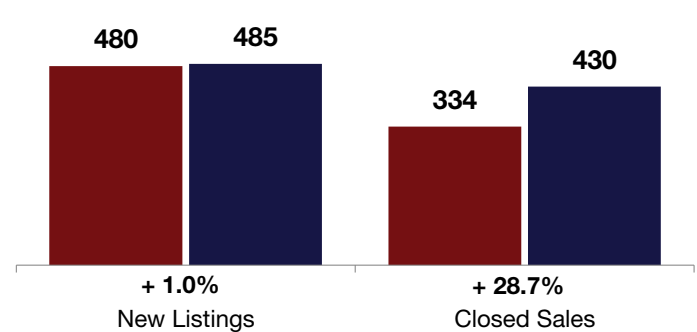
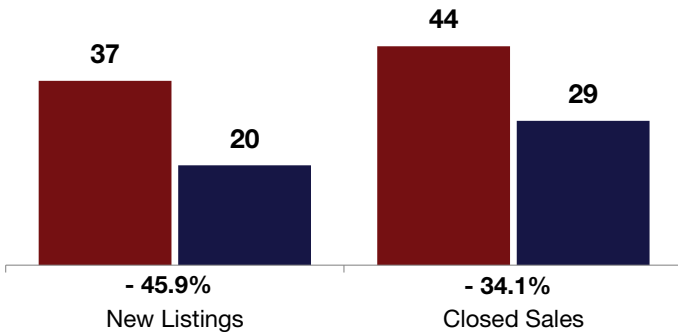
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

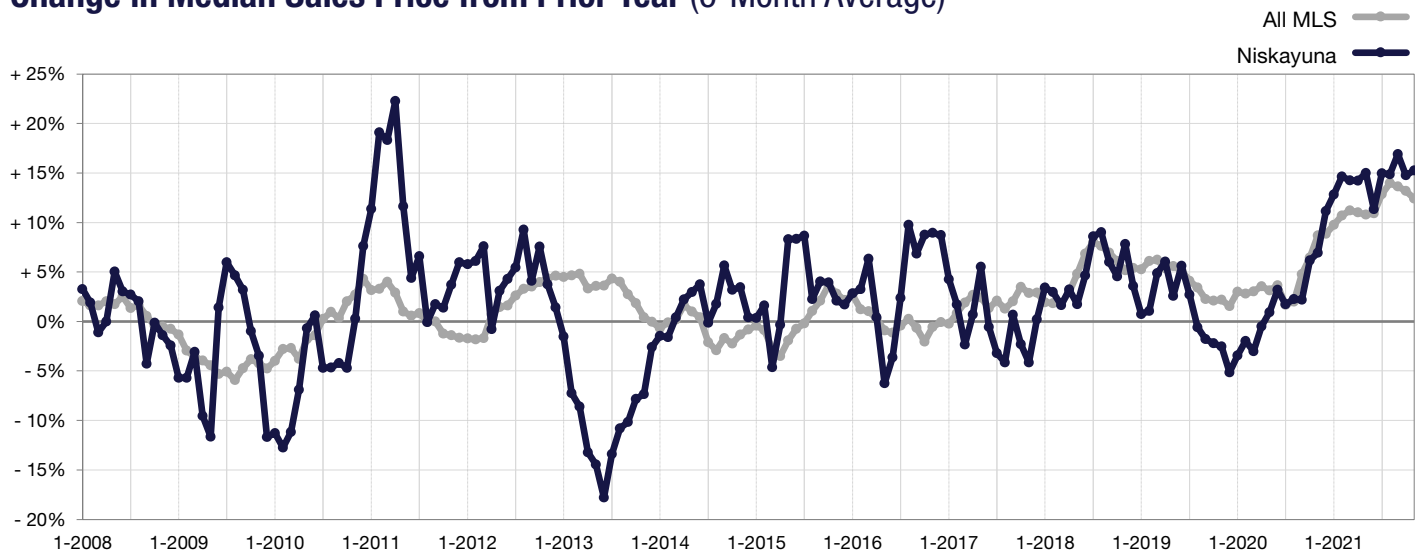
■ 2020 ■ 2021

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.