

Local Market Update – December 2021

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



Niskayuna

+ 29.4%

- 16.7%

+ 3.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

| | 2020 | 2021 | + / - | 2020 | 2021 | + / - |
|--|-----------|-----------|---------|-----------|-----------|---------|
| New Listings | 17 | 22 | + 29.4% | 480 | 461 | - 4.0% |
| Closed Sales | 42 | 35 | - 16.7% | 365 | 433 | + 18.6% |
| Median Sales Price* | \$309,450 | \$319,800 | + 3.3% | \$286,000 | \$320,000 | + 11.9% |
| Percent of Original List Price Received* | 99.3% | 99.2% | - 0.2% | 98.0% | 100.3% | + 2.3% |
| Days on Market Until Sale | 32 | 28 | - 11.2% | 38 | 27 | - 29.3% |
| Inventory of Homes for Sale | 72 | 28 | - 61.1% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 0.8 | - 62.1% | -- | -- | -- |

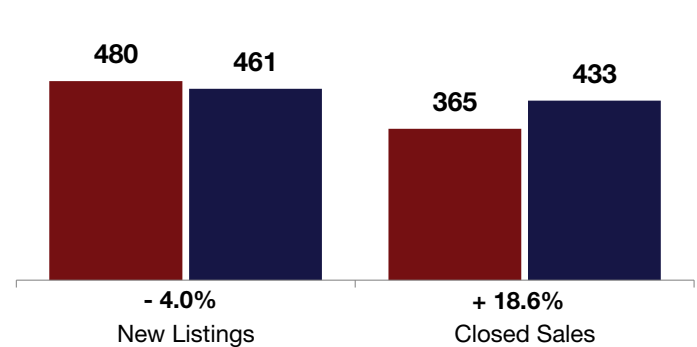
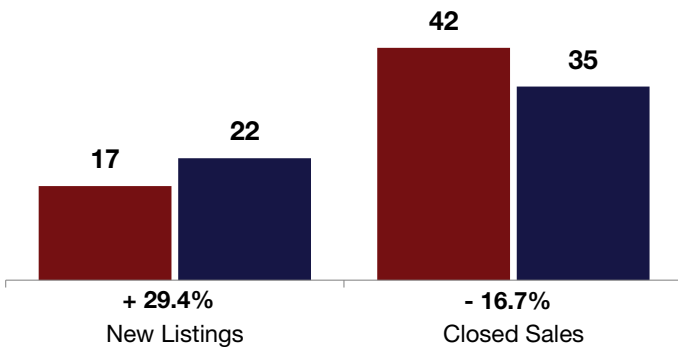
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

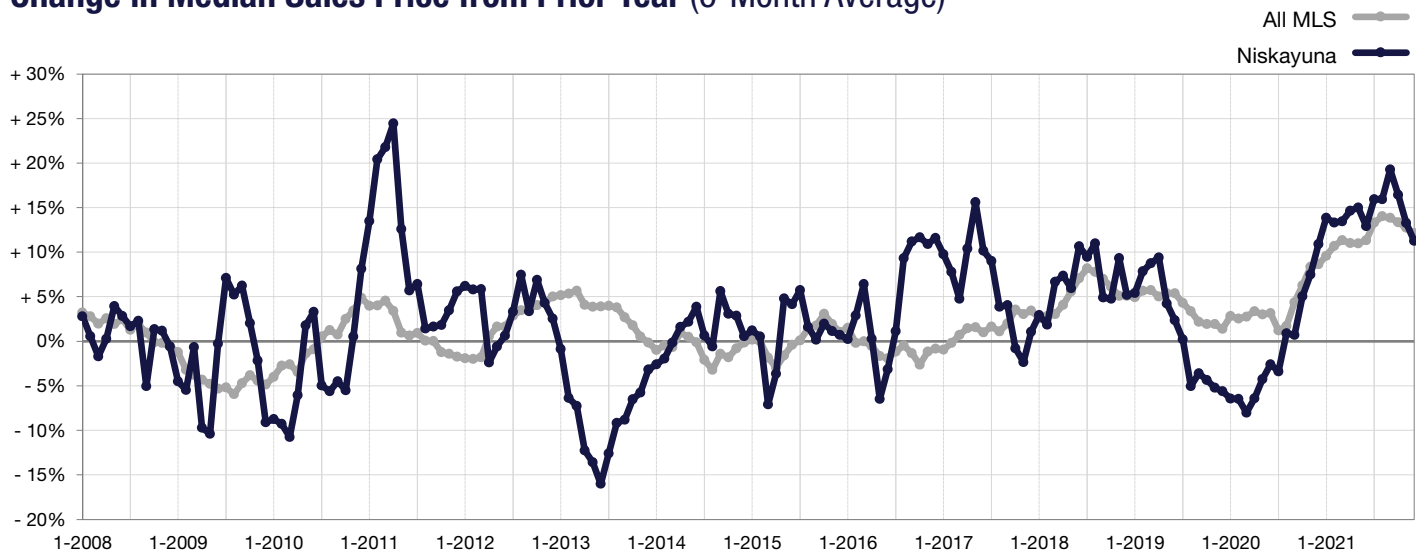
■ 2020 ■ 2021

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.