

Local Market Update – July 2019

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



Niskayuna

+ 40.0%

+ 7.5%

- 8.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	55	77	+ 40.0%	358	384	+ 7.3%
Closed Sales	40	43	+ 7.5%	214	203	- 5.1%
Median Sales Price*	\$288,500	\$265,000	- 8.1%	\$259,950	\$255,000	- 1.9%
Percent of Original List Price Received*	97.0%	95.3%	- 1.7%	95.4%	94.8%	- 0.6%
Days on Market Until Sale	27	49	+ 81.6%	52	53	+ 1.3%
Inventory of Homes for Sale	137	145	+ 5.8%	--	--	--
Months Supply of Inventory	4.4	4.5	+ 1.2%	--	--	--

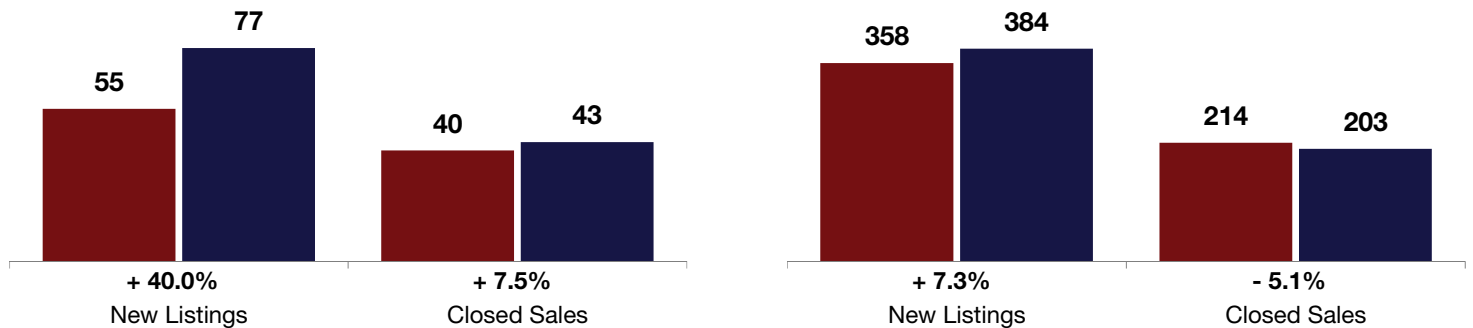
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

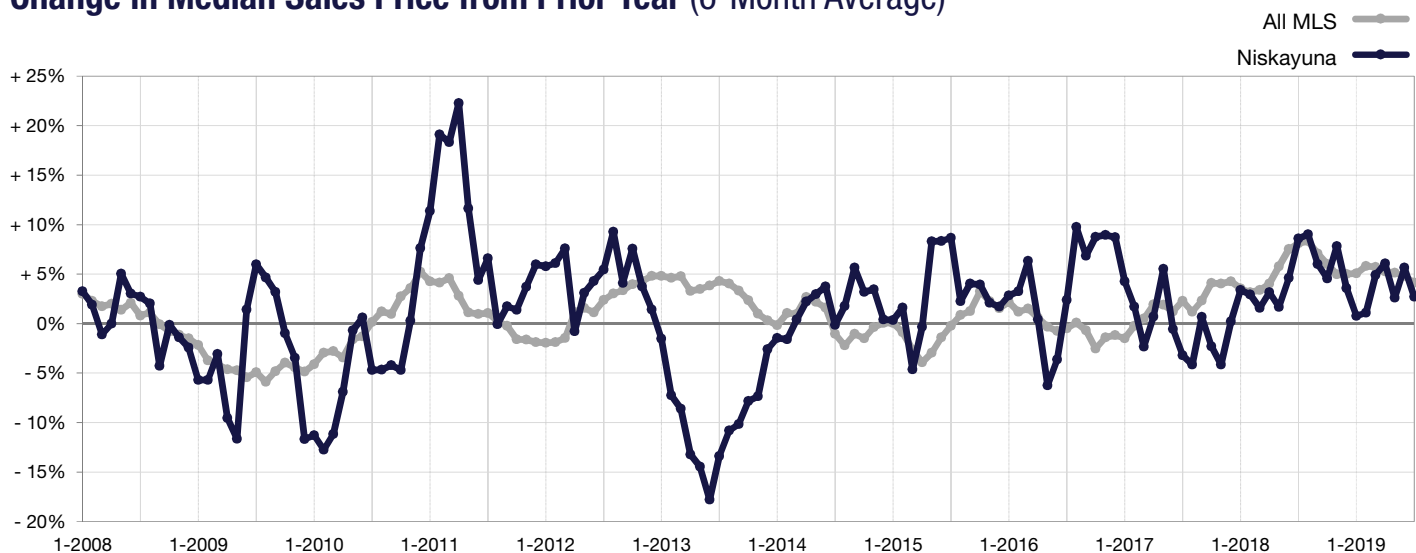
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.