

Local Market Update – February 2022

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



Niskayuna

- 25.9%

Change in
New Listings

- 36.0%

Change in
Closed Sales

+ 17.8%

Change in
Median Sales Price

	February			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	27	20	- 25.9%	45	30	- 33.3%
Closed Sales	25	16	- 36.0%	53	40	- 24.5%
Median Sales Price*	\$272,500	\$321,000	+ 17.8%	\$279,500	\$319,000	+ 14.1%
Percent of Original List Price Received*	98.6%	98.2%	- 0.3%	97.3%	102.1%	+ 4.9%
Days on Market Until Sale	46	69	+ 51.6%	48	41	- 15.0%
Inventory of Homes for Sale	45	19	- 57.8%	--	--	--
Months Supply of Inventory	1.4	0.5	- 60.9%	--	--	--

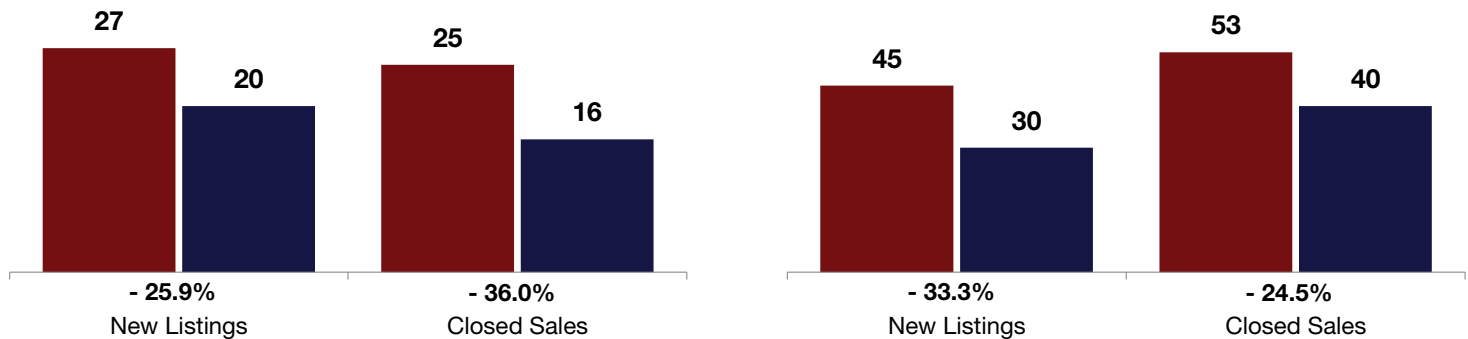
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

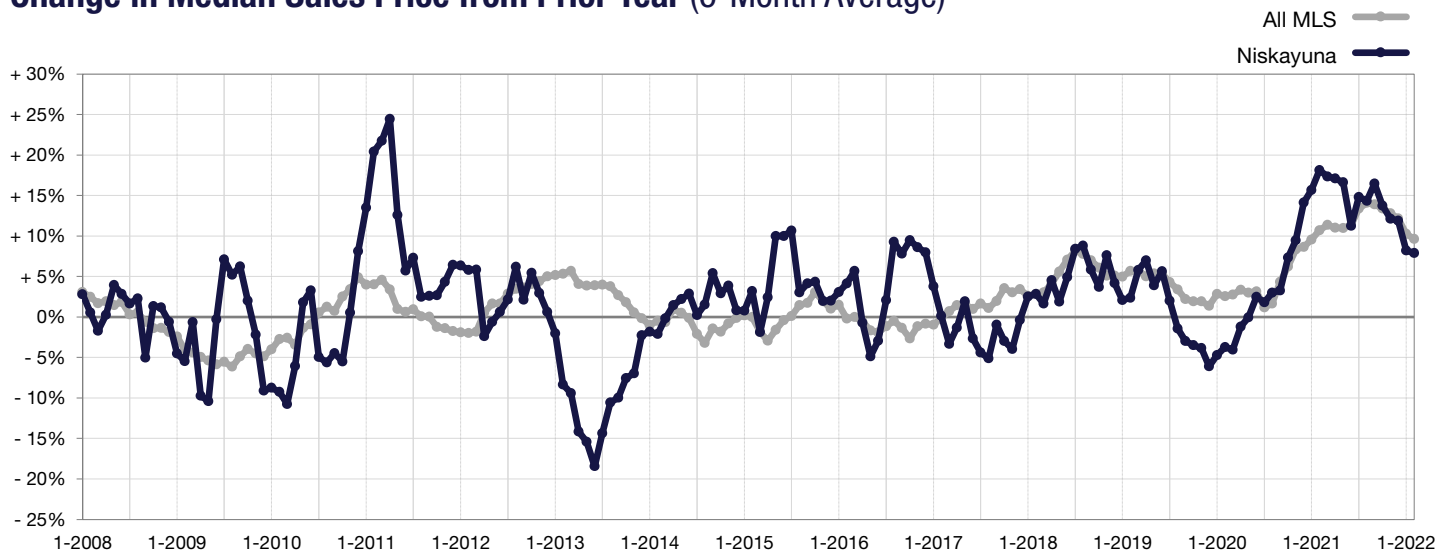
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.