

Local Market Update – June 2022

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



Niskayuna

- 42.4%

Change in
New Listings

- 54.2%

Change in
Closed Sales

+ 23.9%

Change in
Median Sales Price

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	59	34	- 42.4%	269	150	- 44.2%
Closed Sales	48	22	- 54.2%	208	120	- 42.3%
Median Sales Price*	\$339,000	\$420,000	+ 23.9%	\$312,500	\$346,000	+ 10.7%
Percent of Original List Price Received*	102.0%	105.8%	+ 3.8%	99.7%	103.2%	+ 3.5%
Days on Market Until Sale	14	8	- 45.7%	36	26	- 28.1%
Inventory of Homes for Sale	69	22	- 68.1%	--	--	--
Months Supply of Inventory	1.8	0.8	- 57.2%	--	--	--

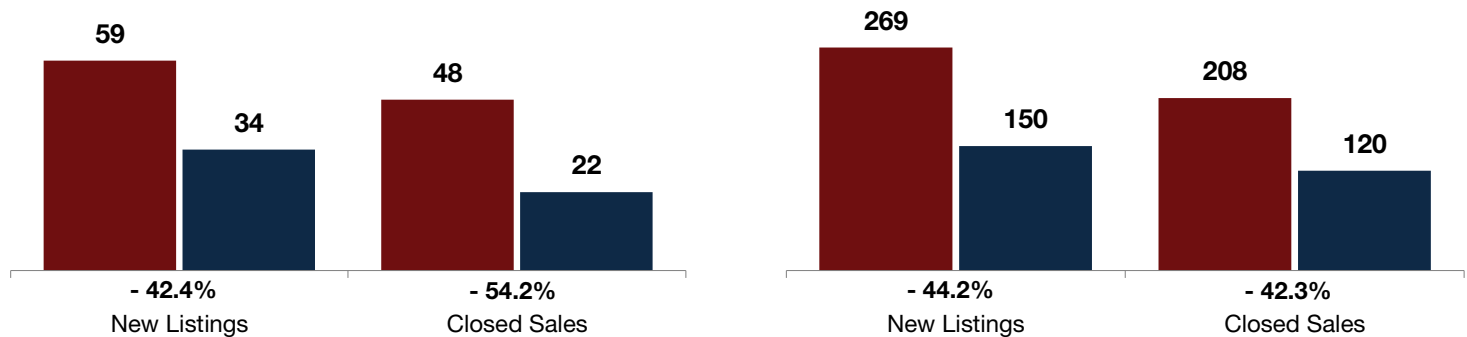
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

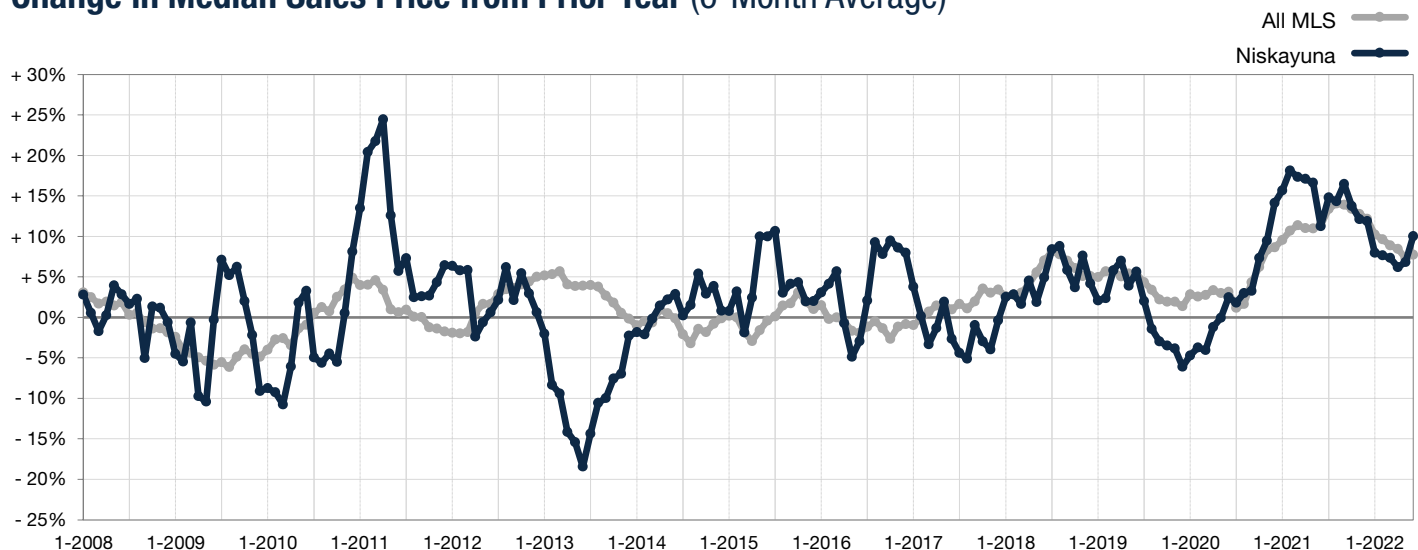
■ 2021 ■ 2022

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.