

Local Market Update – July 2022

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



Niskayuna

- 29.5%

Change in
New Listings

- 43.6%

Change in
Closed Sales

+ 24.7%

Change in
Median Sales Price

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	61	43	- 29.5%	330	195	- 40.9%
Closed Sales	39	22	- 43.6%	247	145	- 41.3%
Median Sales Price*	\$312,000	\$389,000	+ 24.7%	\$312,000	\$350,000	+ 12.2%
Percent of Original List Price Received*	103.7%	102.7%	- 1.0%	100.3%	103.1%	+ 2.8%
Days on Market Until Sale	8	8	- 0.7%	32	23	- 27.8%
Inventory of Homes for Sale	82	35	- 57.3%	--	--	--
Months Supply of Inventory	2.1	1.3	- 41.0%	--	--	--

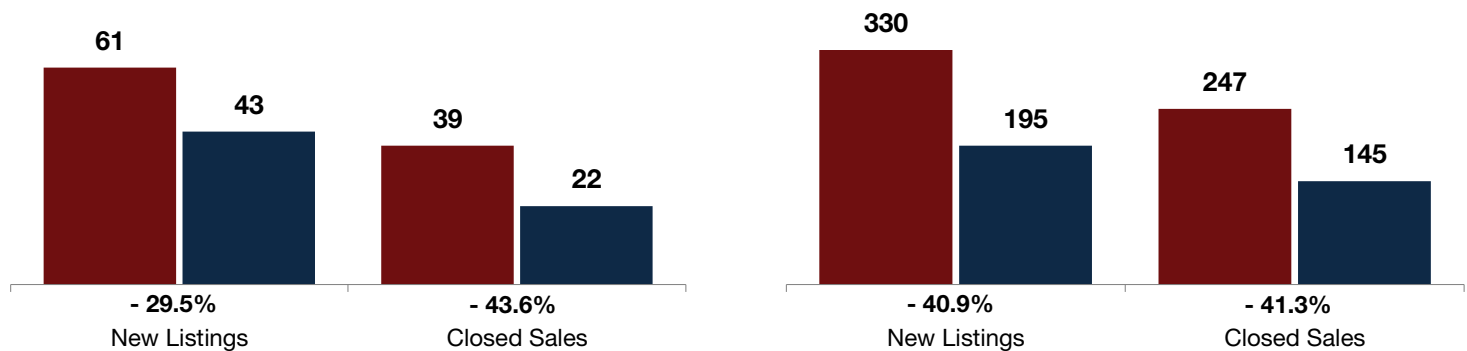
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

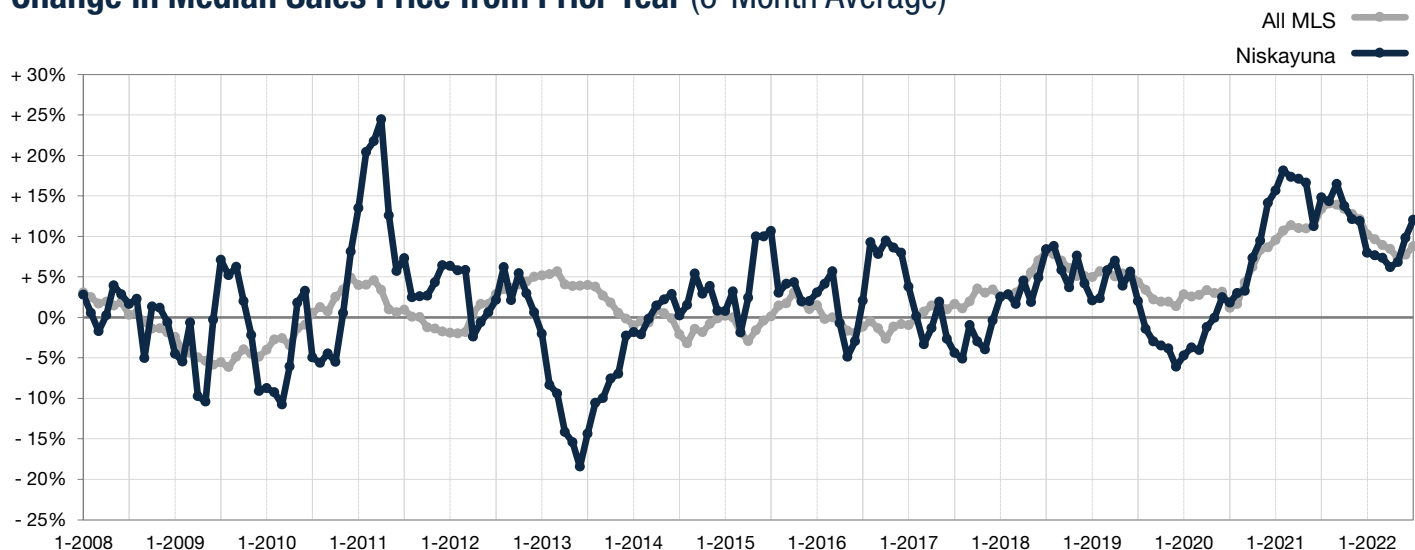
■ 2021 ■ 2022

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.