

# Local Market Update – August 2022

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



## Niskayuna

**- 39.3%**

Change in  
New Listings

**- 43.4%**

Change in  
Closed Sales

**+ 15.0%**

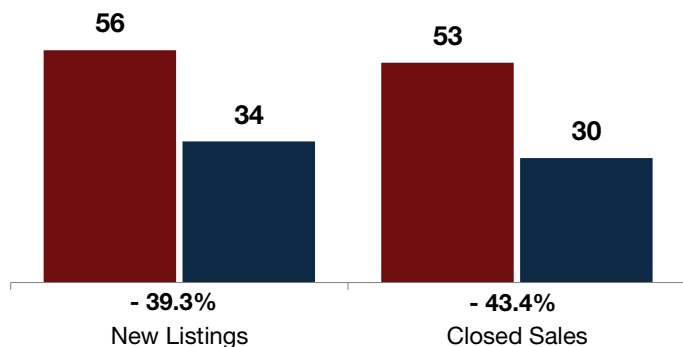
Change in  
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	56	34	- 39.3%	386	231	- 40.2%
Closed Sales	53	30	- 43.4%	300	176	- 41.3%
Median Sales Price*	\$330,000	<b>\$379,500</b>	+ 15.0%	\$315,000	<b>\$351,000</b>	+ 11.4%
Percent of Original List Price Received*	101.3%	<b>100.2%</b>	- 1.1%	100.5%	<b>102.6%</b>	+ 2.1%
Days on Market Until Sale	20	<b>12</b>	- 42.5%	30	<b>21</b>	- 29.6%
Inventory of Homes for Sale	81	<b>32</b>	- 60.5%	--	--	--
Months Supply of Inventory	2.1	<b>1.2</b>	- 42.6%	--	--	--

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

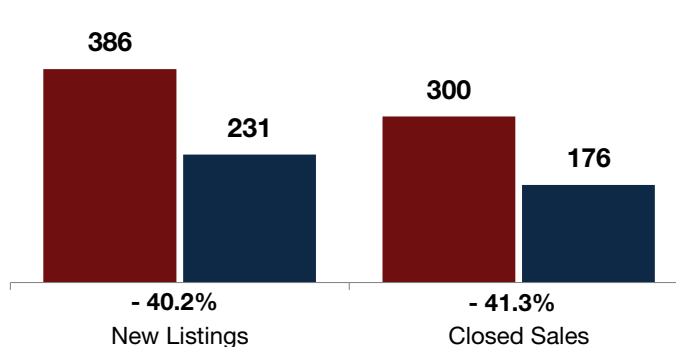
### August

■ 2021 ■ 2022

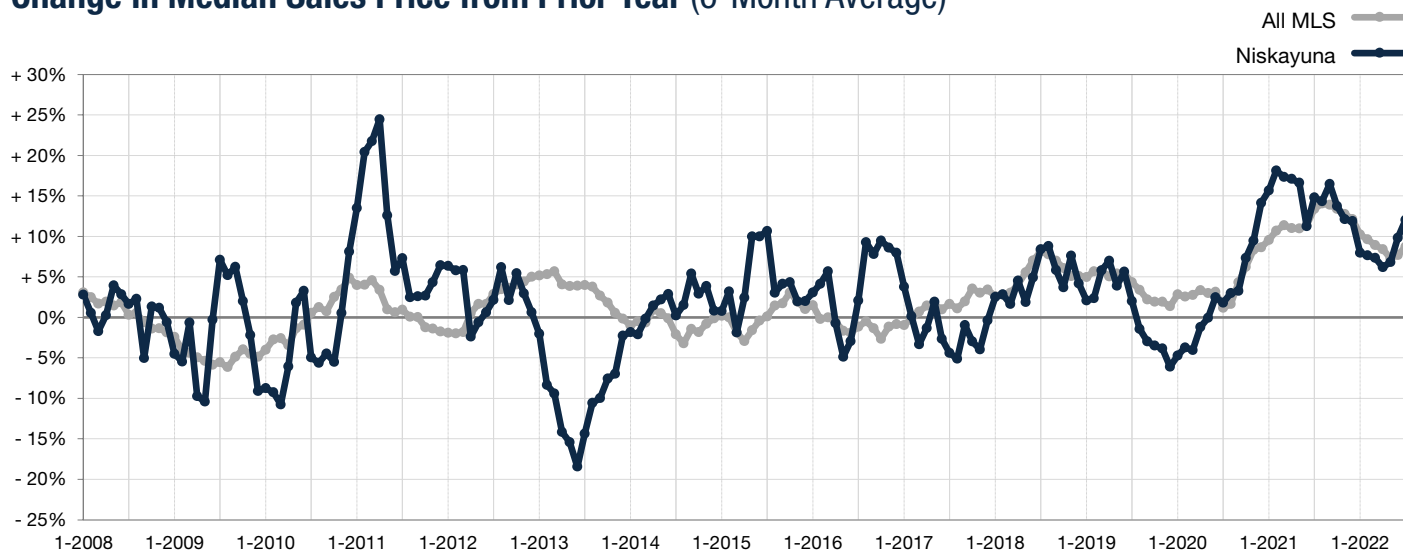


### Year to Date

■ 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.