

Local Market Update – September 2022

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



Niskayuna

+ 6.1%

Change in
New Listings

- 13.6%

Change in
Closed Sales

+ 20.9%

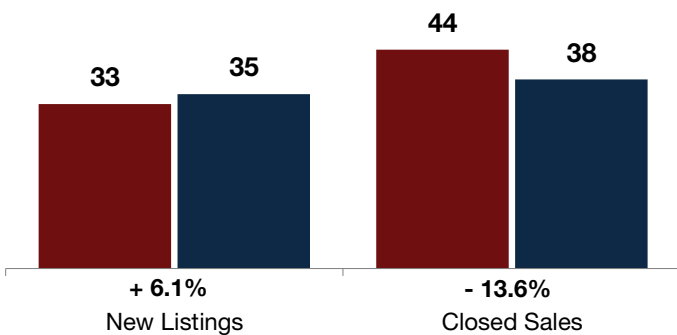
Change in
Median Sales Price

	September			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	33	35	+ 6.1%	419	266	- 36.5%
Closed Sales	44	38	- 13.6%	344	214	- 37.8%
Median Sales Price*	\$305,500	\$369,500	+ 20.9%	\$315,000	\$354,000	+ 12.4%
Percent of Original List Price Received*	98.5%	99.9%	+ 1.4%	100.2%	102.1%	+ 1.9%
Days on Market Until Sale	12	17	+ 40.9%	28	20	- 26.6%
Inventory of Homes for Sale	74	42	- 43.2%	--	--	--
Months Supply of Inventory	1.9	1.6	- 16.0%	--	--	--

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

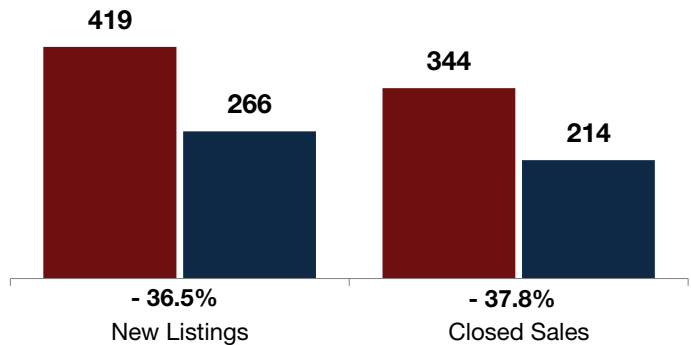
September

■ 2021 ■ 2022

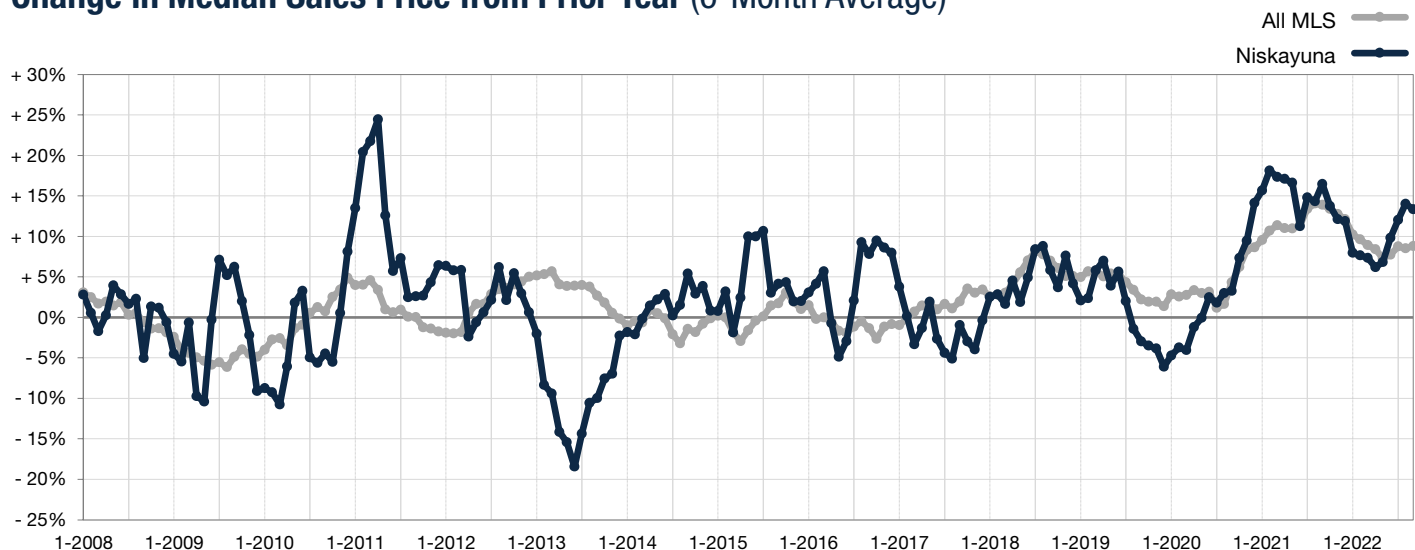


Year to Date

■ 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.