

Local Market Update – October 2022

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



Niskayuna

- 41.7%

Change in
New Listings

- 49.0%

Change in
Closed Sales

- 8.4%

Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	36	21	- 41.7%	455	288	- 36.7%
Closed Sales	51	26	- 49.0%	395	242	- 38.7%
Median Sales Price*	\$335,000	\$307,000	- 8.4%	\$315,000	\$350,000	+ 11.1%
Percent of Original List Price Received*	98.6%	101.5%	+ 3.0%	100.0%	102.0%	+ 2.0%
Days on Market Until Sale	17	15	- 11.9%	26	20	- 25.1%
Inventory of Homes for Sale	70	34	- 51.4%	--	--	--
Months Supply of Inventory	1.9	1.3	- 30.1%	--	--	--

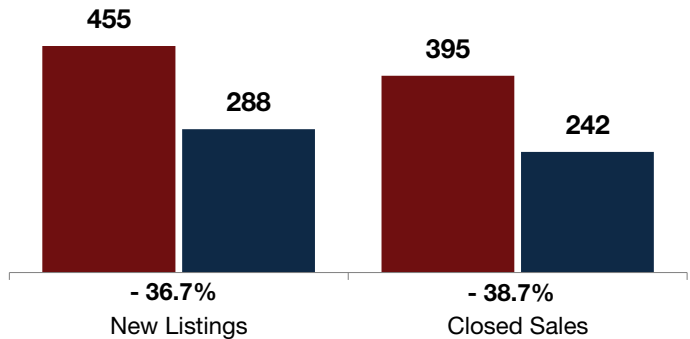
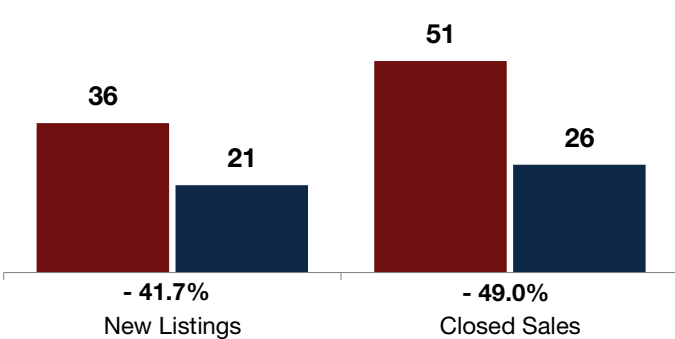
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

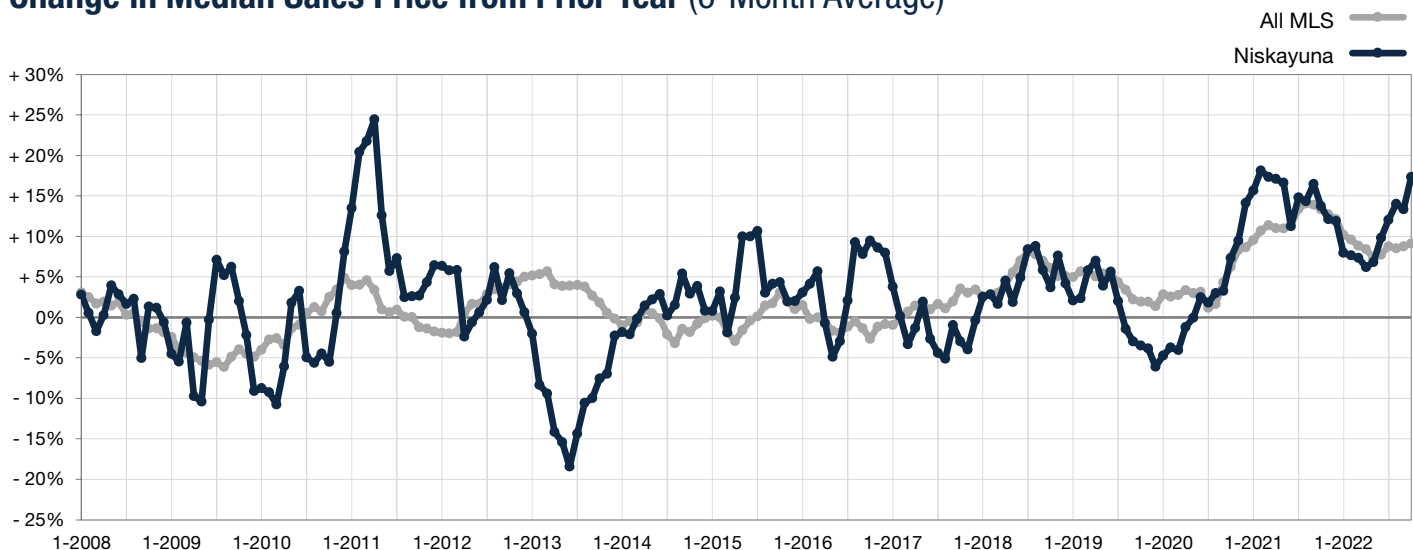
■ 2021 ■ 2022

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.