

Local Market Update – August 2019

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



Niskayuna

- 39.3%

+ 18.6%

+ 3.1%

Change in
New Listings

Change in
Closed Sales

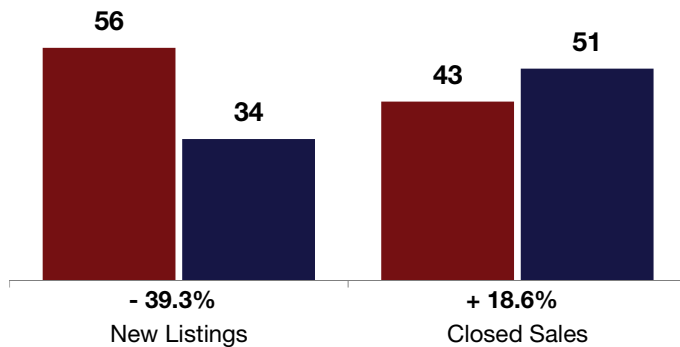
Change in
Median Sales Price

	August			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	56	34	- 39.3%	414	418	+ 1.0%
Closed Sales	43	51	+ 18.6%	257	255	- 0.8%
Median Sales Price*	\$277,500	\$286,000	+ 3.1%	\$260,000	\$265,000	+ 1.9%
Percent of Original List Price Received*	95.7%	95.4%	- 0.3%	95.4%	95.0%	- 0.5%
Days on Market Until Sale	47	36	- 23.0%	51	49	- 3.8%
Inventory of Homes for Sale	149	139	- 6.7%	--	--	--
Months Supply of Inventory	4.8	4.3	- 10.3%	--	--	--

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

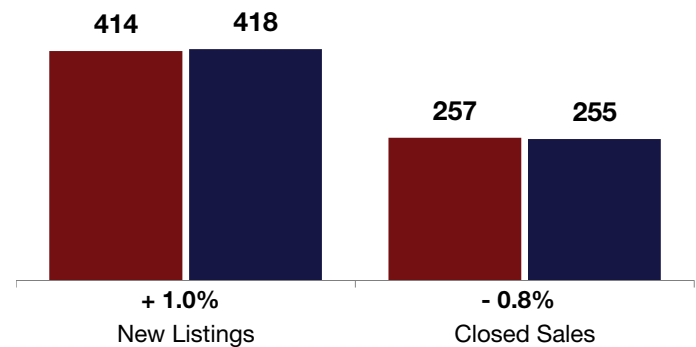
August

■ 2018 ■ 2019

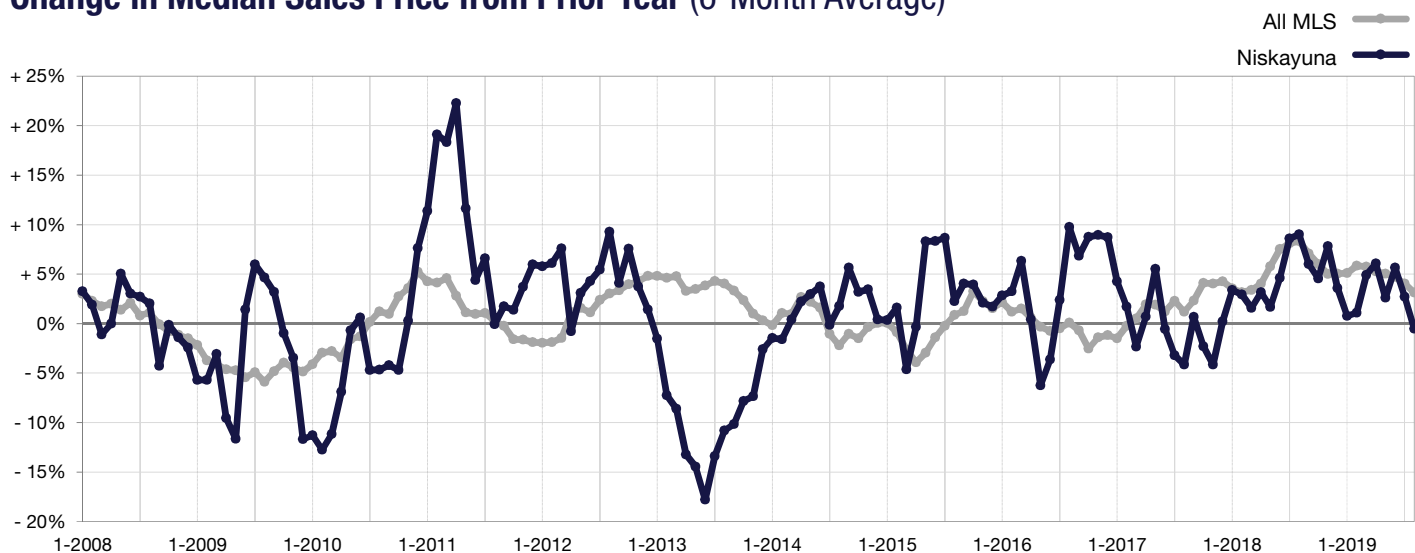


Year to Date

■ 2018 ■ 2019



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.