

Local Market Update – November 2022

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



Niskayuna

- 9.5%

Change in
New Listings

- 31.6%

Change in
Closed Sales

+ 6.1%

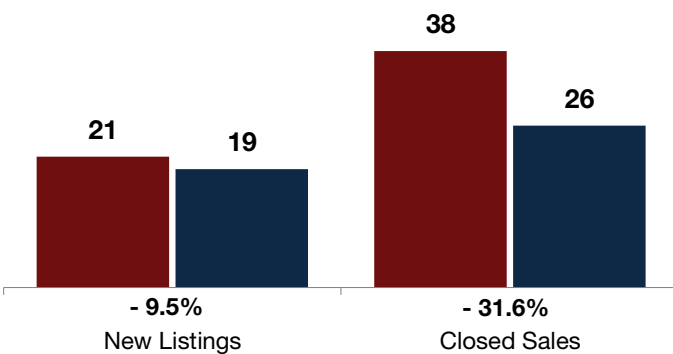
Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	21	19	- 9.5%	476	308	- 35.3%
Closed Sales	38	26	- 31.6%	433	270	- 37.6%
Median Sales Price*	\$329,900	\$350,000	+ 6.1%	\$315,000	\$350,000	+ 11.1%
Percent of Original List Price Received*	100.8%	98.4%	- 2.3%	100.1%	101.6%	+ 1.5%
Days on Market Until Sale	17	20	+ 24.0%	25	20	- 19.4%
Inventory of Homes for Sale	46	37	- 19.6%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 23.6%	--	--	--

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

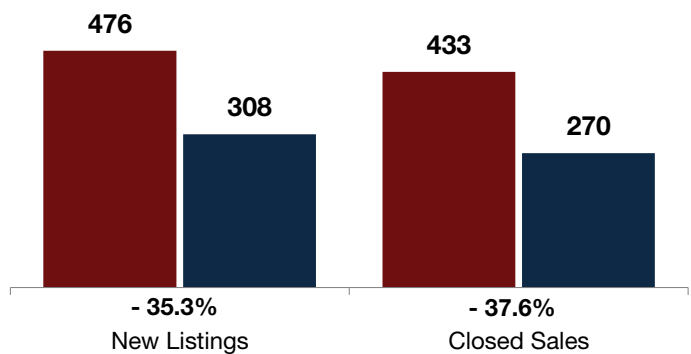
November

■ 2021 ■ 2022

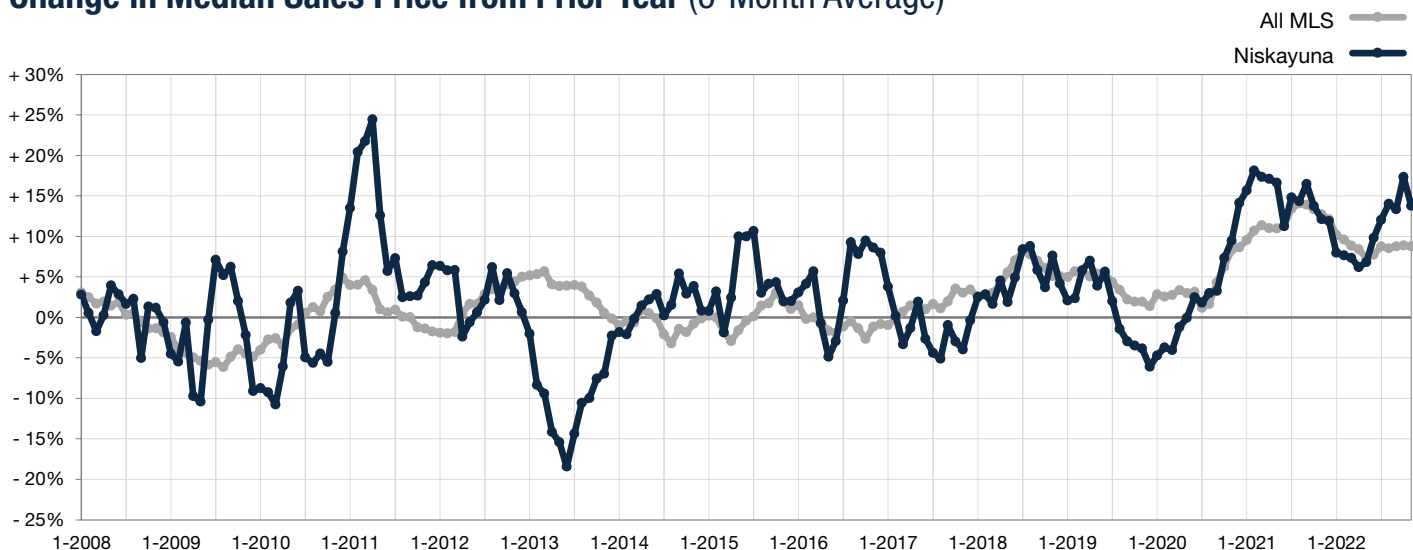


Year to Date

■ 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.