

Local Market Update – December 2022

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



Niskayuna

- 30.0%

+ 9.1%

+ 8.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	20	14	- 30.0%	496	323	- 34.9%
Closed Sales	33	36	+ 9.1%	466	307	- 34.1%
Median Sales Price*	\$310,000	\$335,000	+ 8.1%	\$315,000	\$350,000	+ 11.1%
Percent of Original List Price Received*	98.6%	95.9%	- 2.8%	100.0%	100.9%	+ 0.9%
Days on Market Until Sale	31	36	+ 16.5%	26	22	- 13.9%
Inventory of Homes for Sale	29	34	+ 17.2%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 88.2%	--	--	--

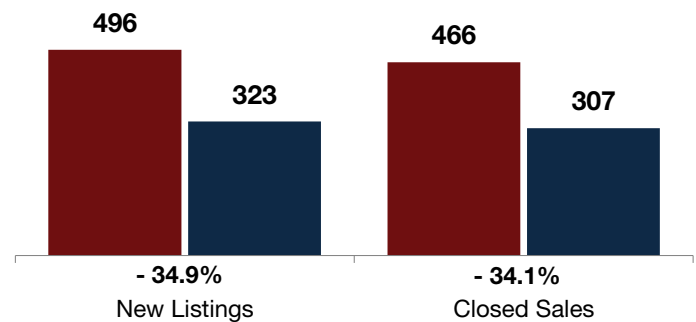
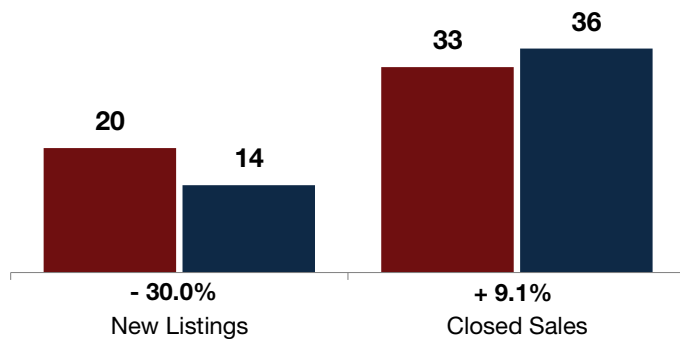
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

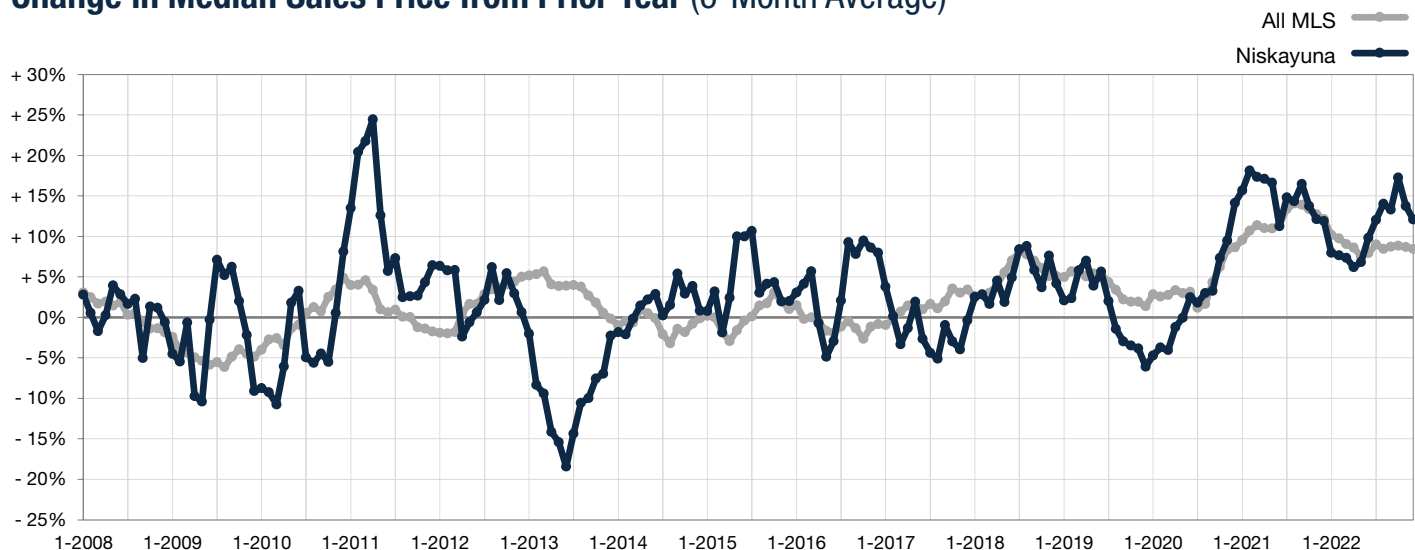
■ 2021 ■ 2022

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.