

Local Market Update – January 2023

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



Niskayuna

+ 50.0%

- 45.8%

+ 10.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

January

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	10	15	+ 50.0%	10	15	+ 50.0%
Closed Sales	24	13	- 45.8%	24	13	- 45.8%
Median Sales Price*	\$319,000	\$352,500	+ 10.5%	\$319,000	\$352,500	+ 10.5%
Percent of Original List Price Received*	104.5%	101.9%	- 2.5%	104.5%	101.9%	- 2.5%
Days on Market Until Sale	22	28	+ 29.4%	22	28	+ 29.4%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 70.1%	--	--	--

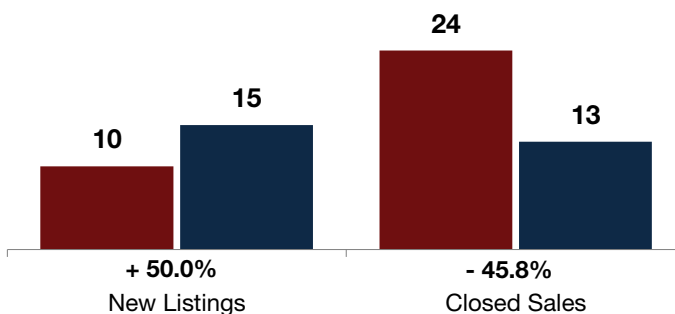
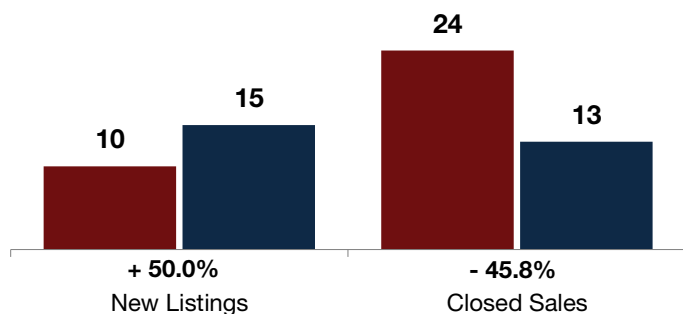
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

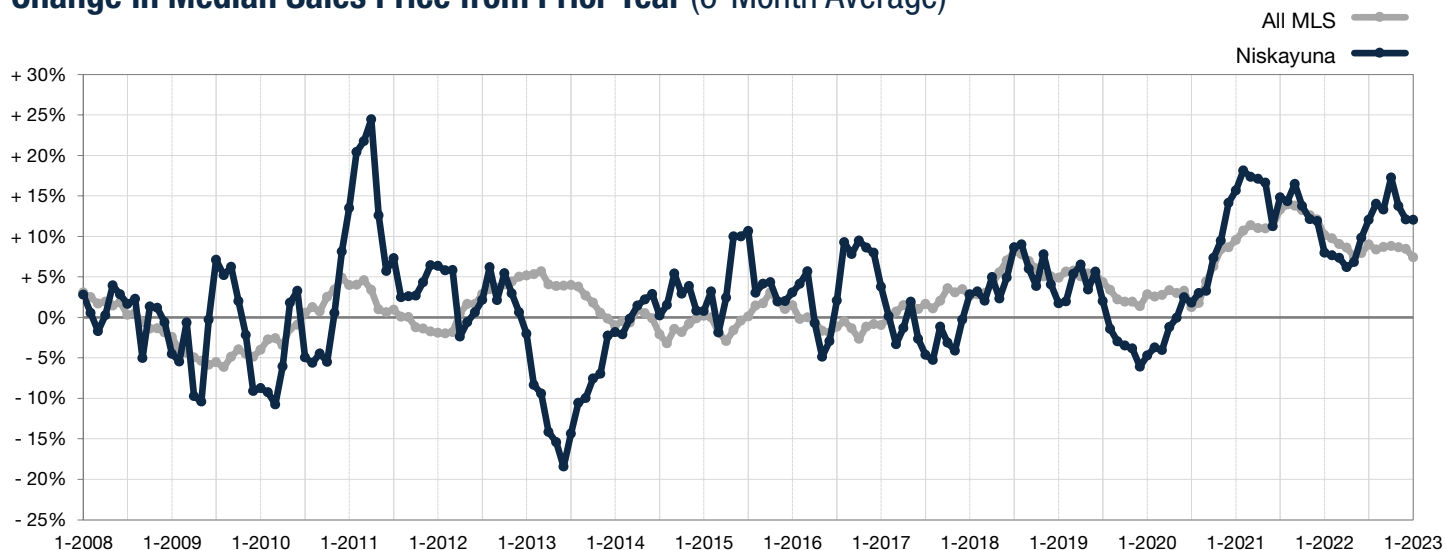
■ 2022 ■ 2023

Year to Date

■ 2022 ■ 2023



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.