

Local Market Update – February 2023

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



Niskayuna

+ 13.6%

- 11.8%

- 7.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	25	+ 13.6%	32	40	+ 25.0%
Closed Sales	17	15	- 11.8%	41	29	- 29.3%
Median Sales Price*	\$330,000	\$305,000	- 7.6%	\$319,000	\$325,000	+ 1.9%
Percent of Original List Price Received*	98.3%	97.1%	- 1.2%	102.1%	99.4%	- 2.6%
Days on Market Until Sale	67	39	- 42.1%	41	33	- 18.8%
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 129.9%	--	--	--

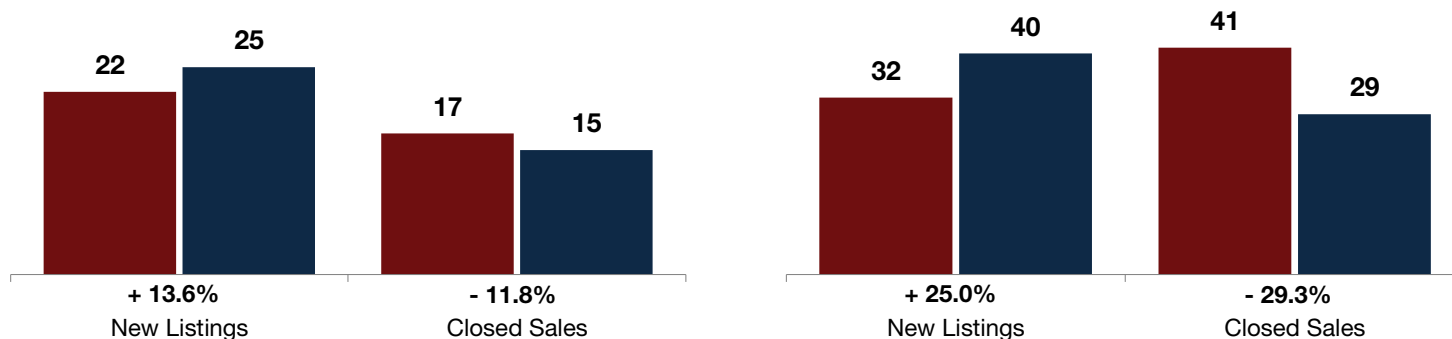
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

■ 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.