

Local Market Update – March 2023

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



Niskayuna

+ 10.0%

Change in
New Listings

- 9.1%

Change in
Closed Sales

+ 8.3%

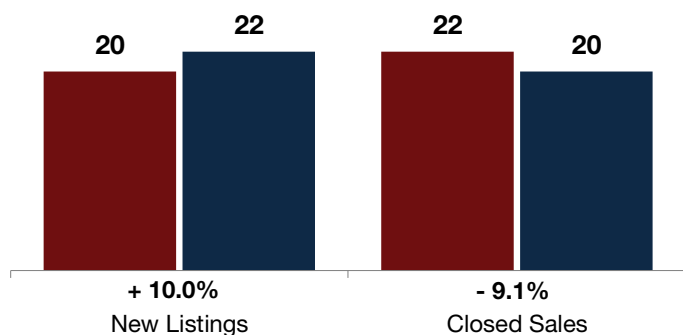
Change in
Median Sales Price

	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	20	22	+ 10.0%	52	62	+ 19.2%
Closed Sales	22	20	- 9.1%	63	50	- 20.6%
Median Sales Price*	\$320,750	\$347,500	+ 8.3%	\$319,000	\$339,950	+ 6.6%
Percent of Original List Price Received*	97.6%	101.4%	+ 3.8%	100.5%	100.0%	- 0.4%
Days on Market Until Sale	38	25	- 34.9%	40	30	- 23.8%
Inventory of Homes for Sale	19	30	+ 57.9%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 123.4%	--	--	--

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

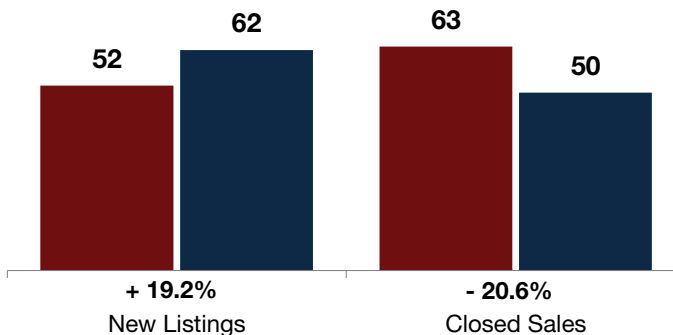
March

■ 2022 ■ 2023

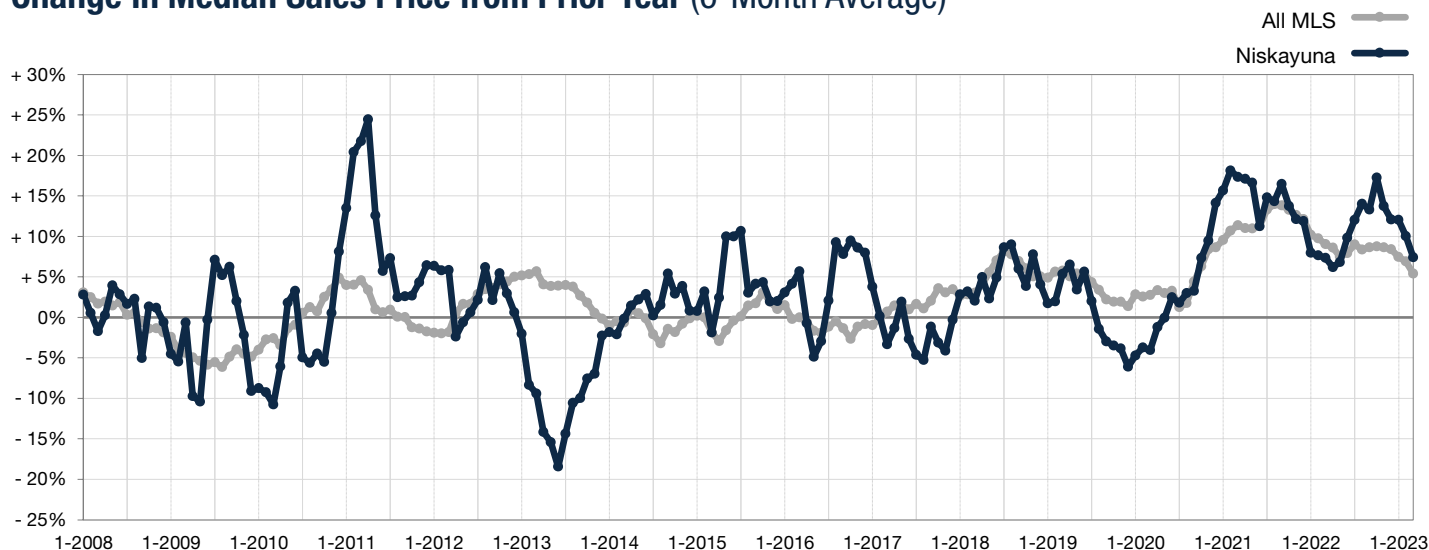


Year to Date

■ 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.