

# Local Market Update – April 2023

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



## Niskayuna

**- 27.6%**

**+ 66.7%**

**+ 22.0%**

Change in  
New Listings

Change in  
Closed Sales

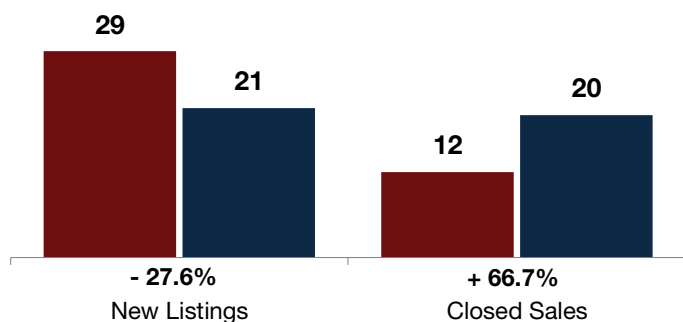
Change in  
Median Sales Price

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	29	21	- 27.6%	81	84	+ 3.7%
Closed Sales	12	20	+ 66.7%	75	70	- 6.7%
Median Sales Price*	\$288,950	<b>\$352,500</b>	+ 22.0%	\$319,000	<b>\$342,500</b>	+ 7.4%
Percent of Original List Price Received*	102.5%	<b>104.1%</b>	+ 1.5%	100.8%	<b>101.2%</b>	+ 0.4%
Days on Market Until Sale	26	<b>12</b>	- 54.1%	38	<b>25</b>	- 33.3%
Inventory of Homes for Sale	27	<b>25</b>	- 7.4%	--	--	--
Months Supply of Inventory	0.9	<b>1.0</b>	+ 18.3%	--	--	--

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

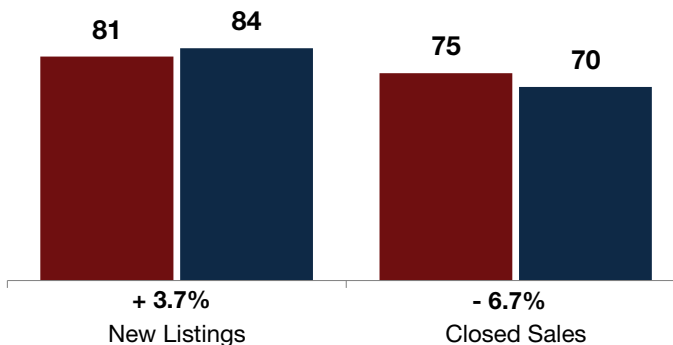
### April

■ 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.