

Local Market Update – May 2023

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



Niskayuna

+ 22.9%

+ 12.5%

- 1.0%

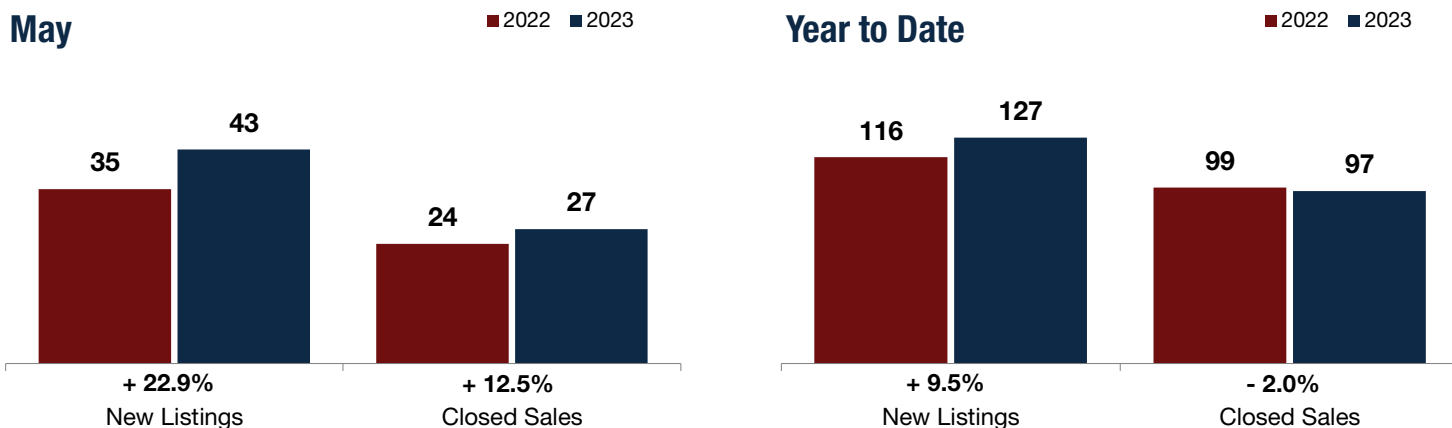
Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	35	43	+ 22.9%	116	127	+ 9.5%
Closed Sales	24	27	+ 12.5%	99	97	- 2.0%
Median Sales Price*	\$336,000	\$332,500	- 1.0%	\$320,000	\$339,900	+ 6.2%
Percent of Original List Price Received*	107.9%	104.1%	- 3.5%	102.5%	102.0%	- 0.5%
Days on Market Until Sale	7	21	+ 198.5%	30	24	- 21.0%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 70.4%	--	--	--

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



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.