

Local Market Update – June 2023

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



Niskayuna

- 32.4%

- 16.7%

+ 2.5%

Change in
New Listings

Change in
Closed Sales

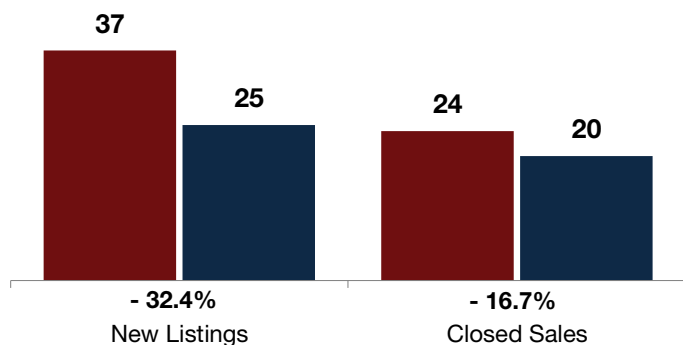
Change in
Median Sales Price

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	37	25	- 32.4%	153	154	+ 0.7%
Closed Sales	24	20	- 16.7%	123	117	- 4.9%
Median Sales Price*	\$380,500	\$390,000	+ 2.5%	\$345,000	\$345,000	0.0%
Percent of Original List Price Received*	105.8%	101.9%	- 3.7%	103.2%	102.0%	- 1.2%
Days on Market Until Sale	8	8	- 2.5%	26	21	- 18.4%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 22.1%	--	--	--

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

June

■ 2022 ■ 2023

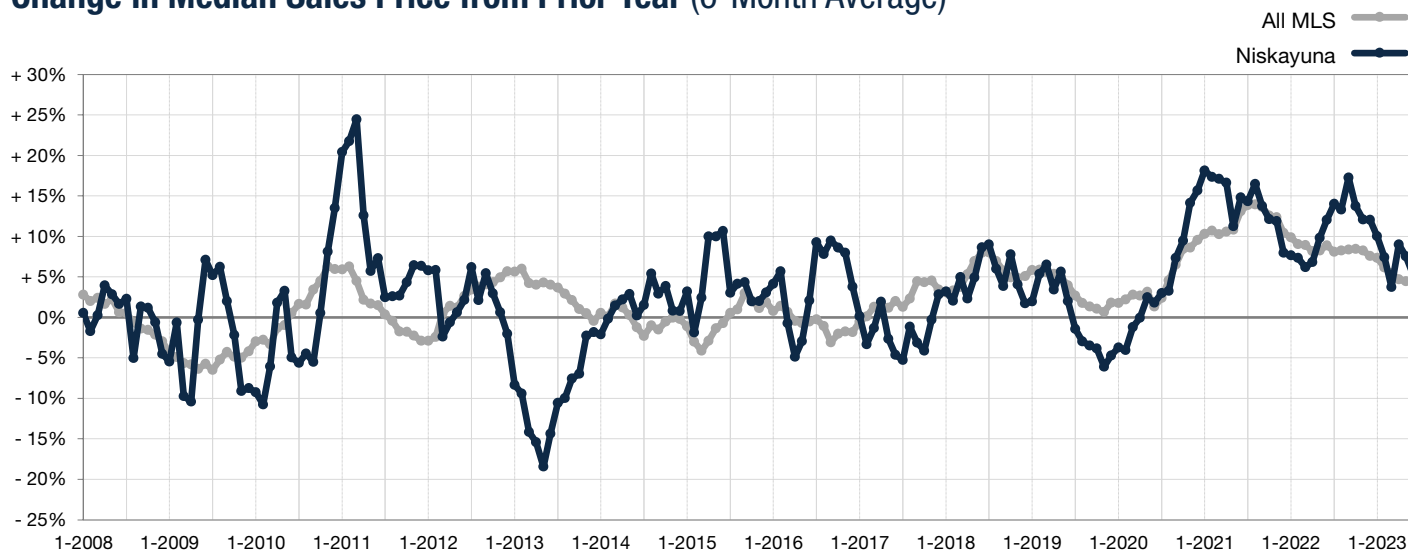


Year to Date

■ 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.