

Local Market Update – July 2023

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



Niskayuna

- 24.4%

+ 8.7%

- 3.4%

Change in
New Listings

Change in
Closed Sales

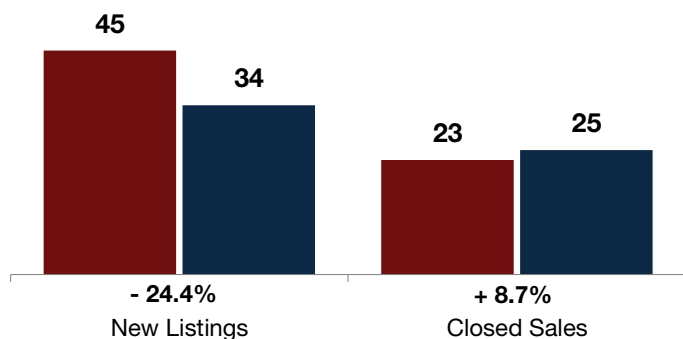
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	45	34	- 24.4%	198	188	- 5.1%
Closed Sales	23	25	+ 8.7%	146	142	- 2.7%
Median Sales Price*	\$388,000	\$375,000	- 3.4%	\$348,500	\$350,000	+ 0.4%
Percent of Original List Price Received*	102.8%	104.2%	+ 1.4%	103.1%	102.4%	- 0.7%
Days on Market Until Sale	8	13	+ 57.2%	23	20	- 14.7%
Inventory of Homes for Sale	40	30	- 25.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 11.4%	--	--	--

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

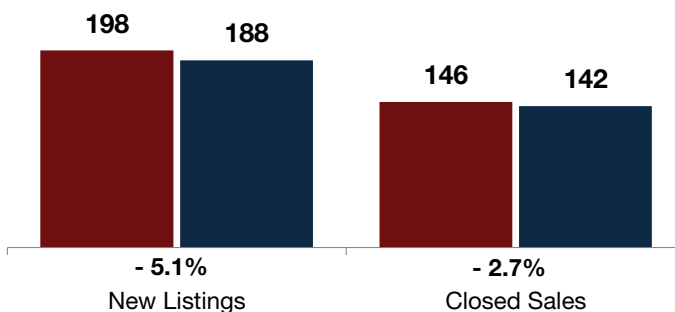
July

■ 2022 ■ 2023

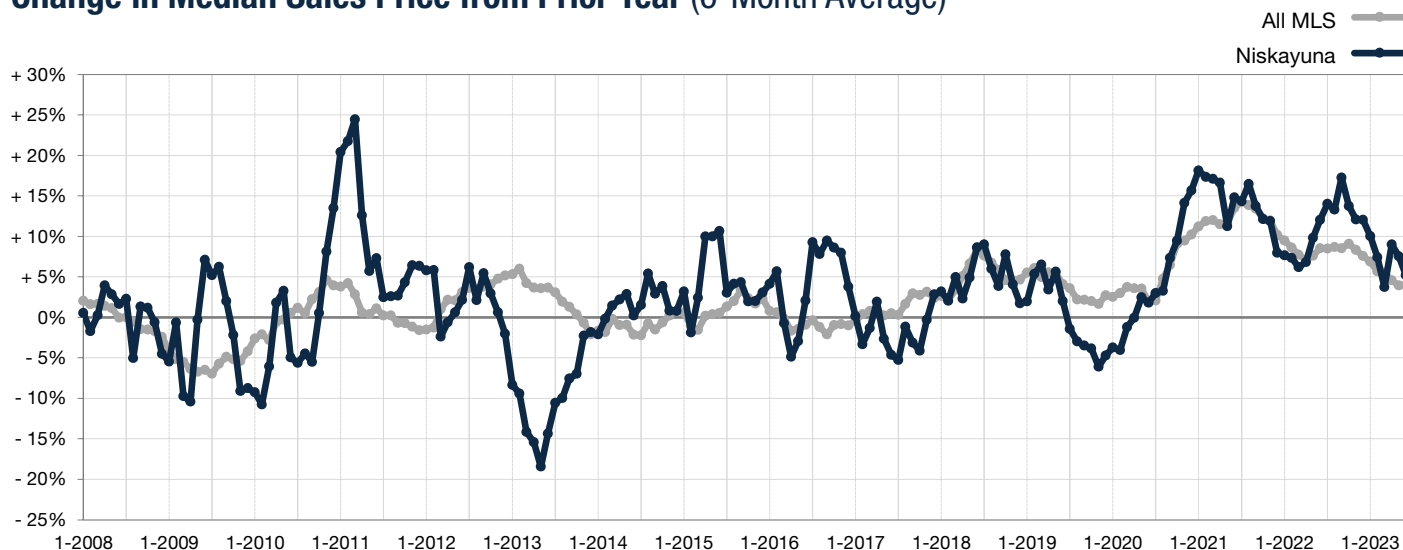


Year to Date

■ 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.