

Local Market Update – August 2023

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



Niskayuna

- 14.3%

Change in
New Listings

- 16.1%

Change in
Closed Sales

- 1.0%

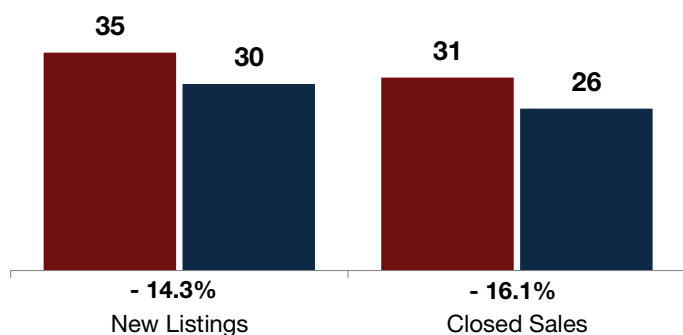
Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	35	30	- 14.3%	233	218	- 6.4%
Closed Sales	31	26	- 16.1%	177	169	- 4.5%
Median Sales Price*	\$379,000	\$375,273	- 1.0%	\$352,000	\$350,000	- 0.6%
Percent of Original List Price Received*	100.2%	103.4%	+ 3.2%	102.6%	102.6%	- 0.0%
Days on Market Until Sale	11	14	+ 18.9%	21	19	- 11.4%
Inventory of Homes for Sale	40	24	- 40.0%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.2%	--	--	--

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

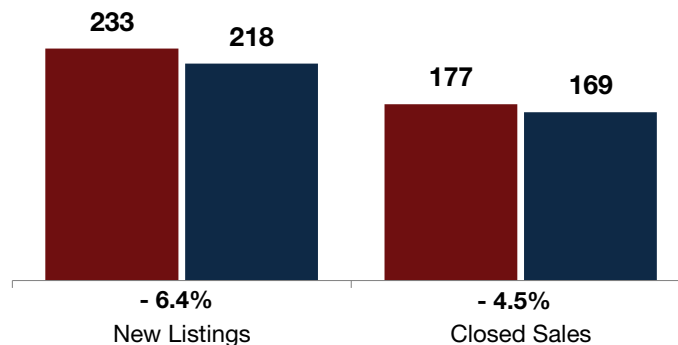
August

■ 2022 ■ 2023

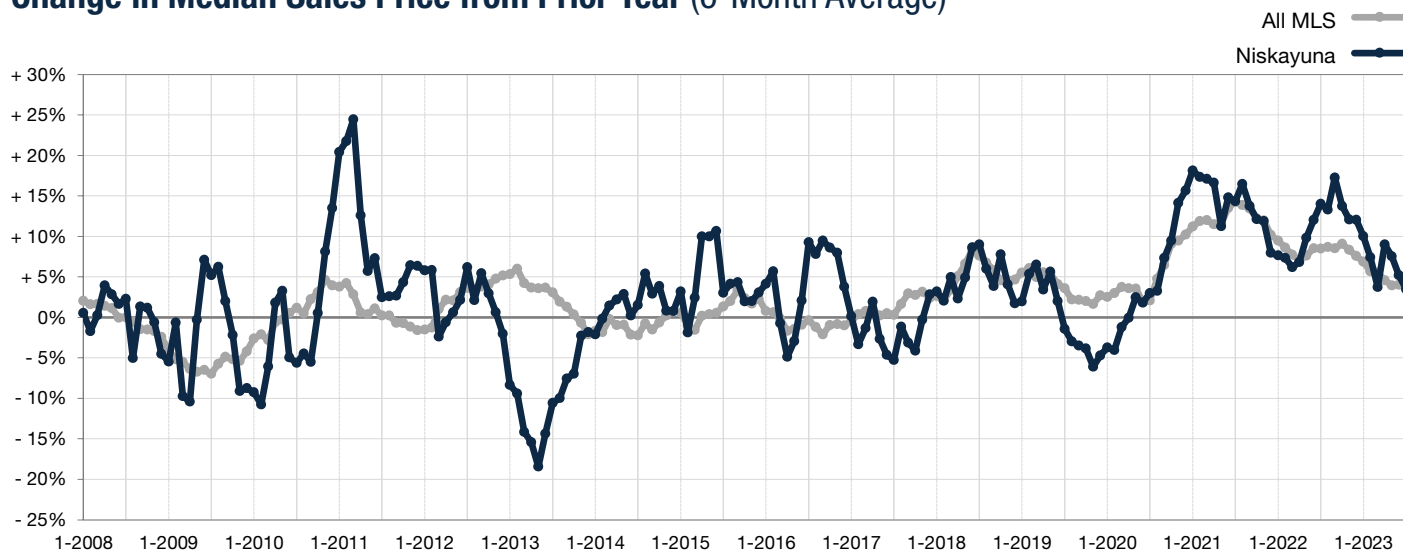


Year to Date

■ 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.