

Local Market Update – September 2019

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



Niskayuna

- 5.1%

Change in
New Listings

- 34.3%

Change in
Closed Sales

- 6.7%

Change in
Median Sales Price

	September			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	39	37	- 5.1%	453	455	+ 0.4%
Closed Sales	35	23	- 34.3%	292	281	- 3.8%
Median Sales Price*	\$244,375	\$228,000	- 6.7%	\$258,000	\$258,000	0.0%
Percent of Original List Price Received*	96.9%	92.5%	- 4.5%	95.6%	94.8%	- 0.9%
Days on Market Until Sale	29	45	+ 55.2%	49	49	+ 0.4%
Inventory of Homes for Sale	142	135	- 4.9%	--	--	--
Months Supply of Inventory	4.5	4.2	- 6.2%	--	--	--

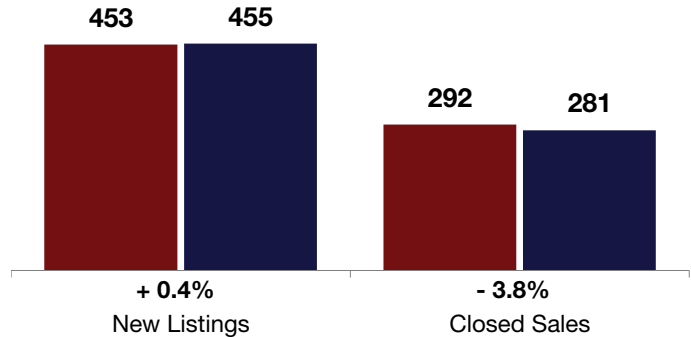
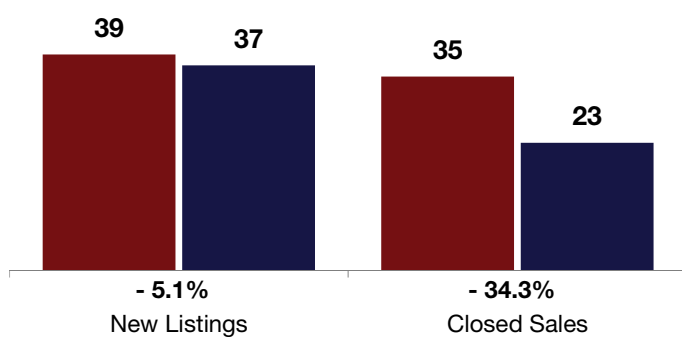
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

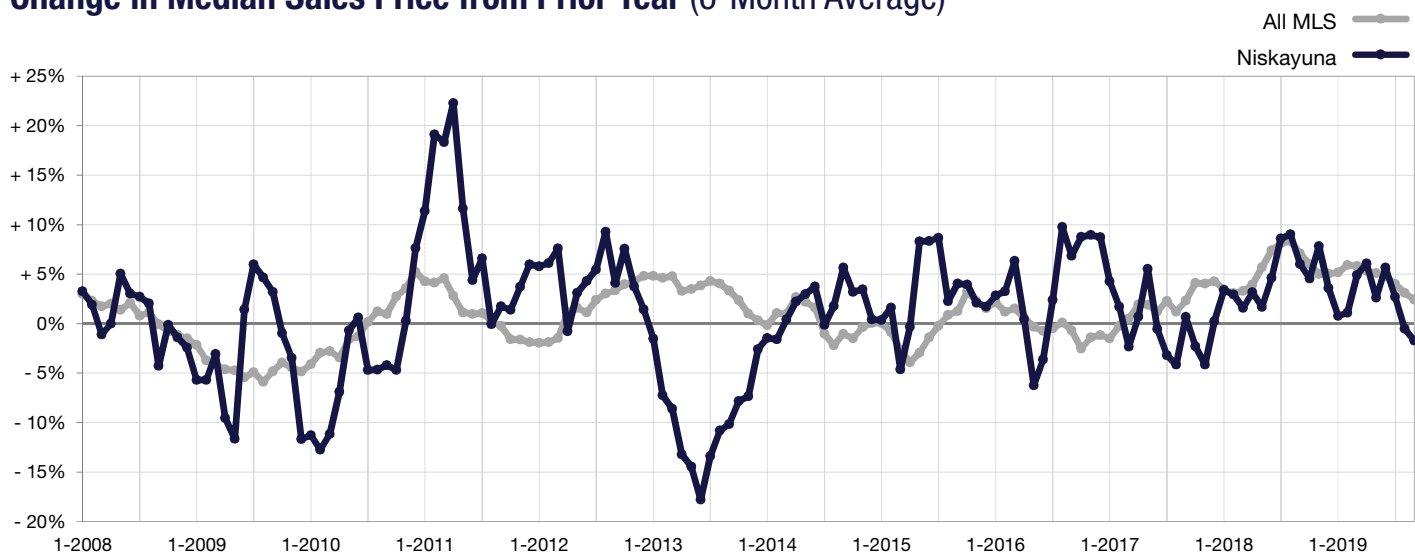
■ 2018 ■ 2019

Year to Date

■ 2018 ■ 2019



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.