

# Local Market Update – September 2023

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



## Niskayuna

**- 36.1%**

Change in  
New Listings

**- 45.0%**

Change in  
Closed Sales

**+ 1.6%**

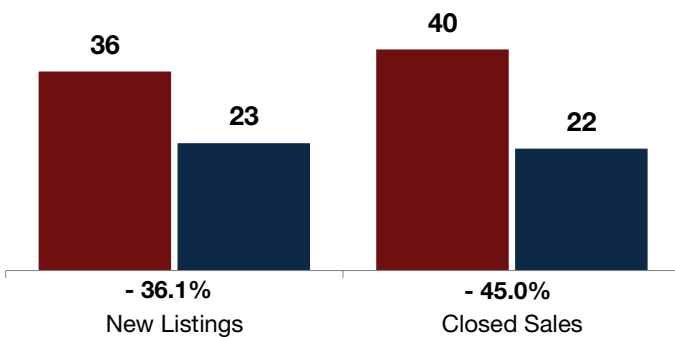
Change in  
Median Sales Price

	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	36	23	- 36.1%	269	241	- 10.4%
Closed Sales	40	22	- 45.0%	217	193	- 11.1%
Median Sales Price*	\$369,500	<b>\$375,400</b>	+ 1.6%	\$355,000	<b>\$350,000</b>	- 1.4%
Percent of Original List Price Received*	99.8%	<b>102.7%</b>	+ 2.9%	102.1%	<b>102.6%</b>	+ 0.5%
Days on Market Until Sale	16	<b>12</b>	- 25.0%	20	<b>18</b>	- 11.9%
Inventory of Homes for Sale	47	<b>25</b>	- 46.8%	--	--	--
Months Supply of Inventory	1.8	<b>1.1</b>	- 40.8%	--	--	--

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

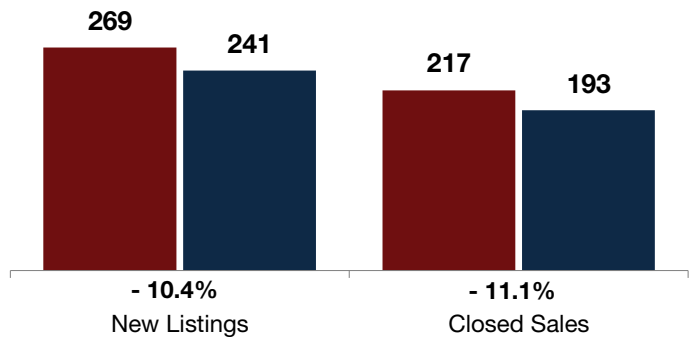
### September

■ 2022 ■ 2023

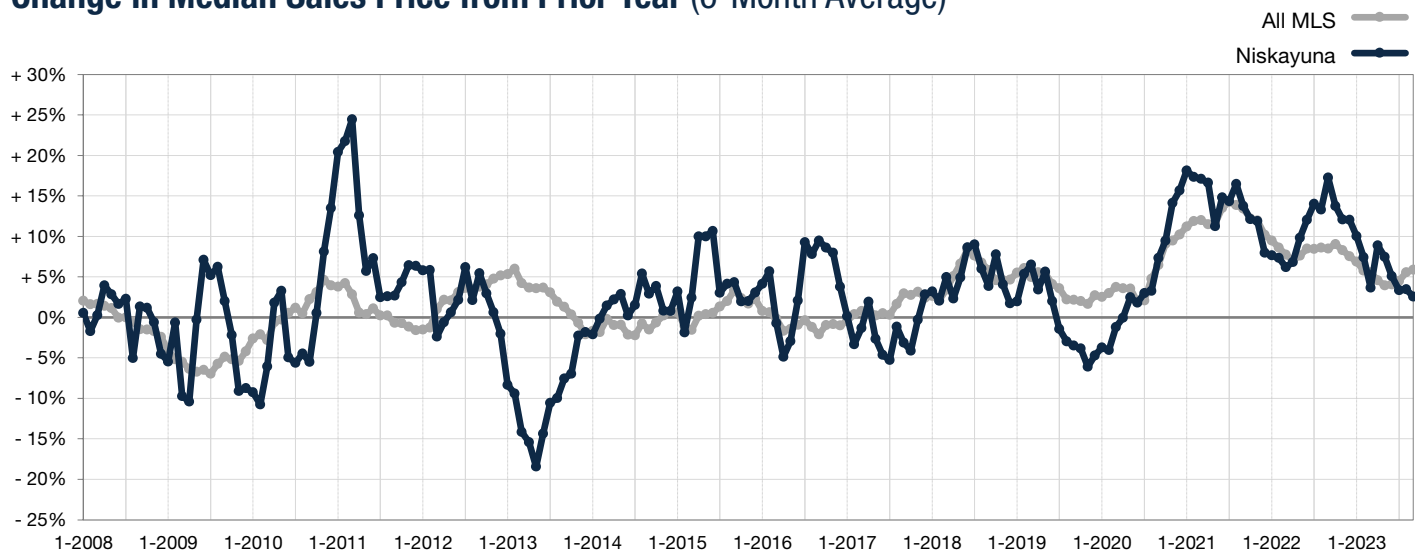


### Year to Date

■ 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.