

Local Market Update – October 2023

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



Niskayuna

- 38.1%

Change in
New Listings

- 10.7%

Change in
Closed Sales

+ 30.3%

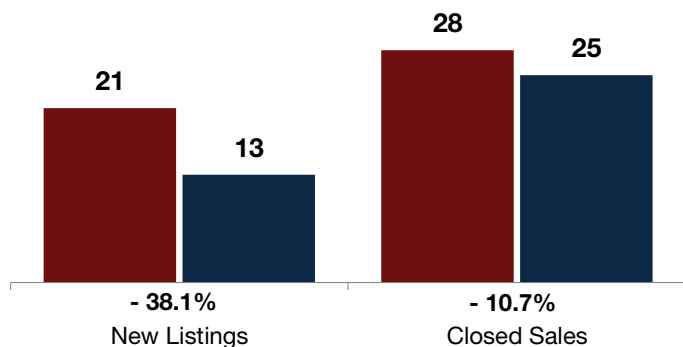
Change in
Median Sales Price

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	21	13	- 38.1%	290	254	- 12.4%
Closed Sales	28	25	- 10.7%	245	218	- 11.0%
Median Sales Price*	\$307,000	\$400,000	+ 30.3%	\$350,000	\$355,000	+ 1.4%
Percent of Original List Price Received*	100.4%	104.7%	+ 4.3%	101.9%	102.8%	+ 0.9%
Days on Market Until Sale	22	11	- 51.9%	20	17	- 16.8%
Inventory of Homes for Sale	40	23	- 42.5%	--	--	--
Months Supply of Inventory	1.6	1.1	- 32.2%	--	--	--

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

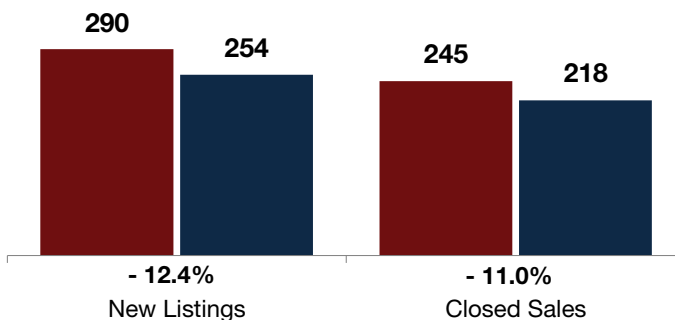
October

■ 2022 ■ 2023

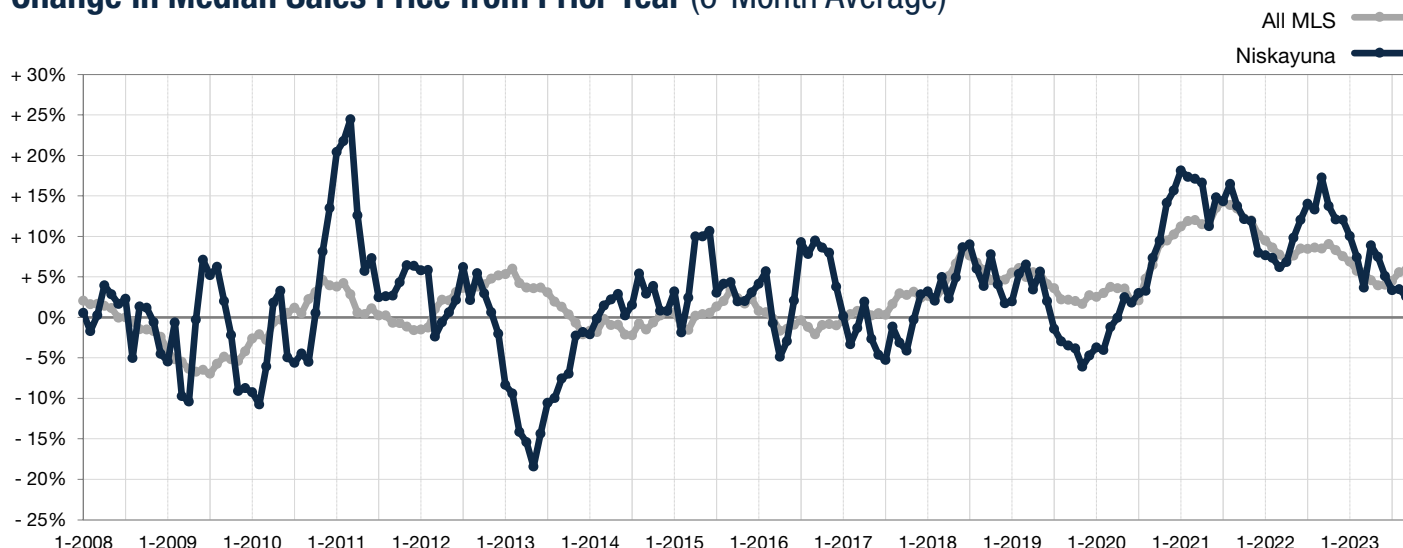


Year to Date

■ 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.