

# Local Market Update – November 2023

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



## Niskayuna

**+ 21.1%**

**- 23.1%**

**+ 9.6%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	19	23	+ 21.1%	309	277	- 10.4%
Closed Sales	26	20	- 23.1%	271	239	- 11.8%
Median Sales Price*	\$350,000	<b>\$383,500</b>	+ 9.6%	\$350,000	<b>\$362,000</b>	+ 3.4%
Percent of Original List Price Received*	98.4%	<b>97.0%</b>	- 1.4%	101.5%	<b>102.3%</b>	+ 0.7%
Days on Market Until Sale	20	<b>25</b>	+ 24.4%	20	<b>18</b>	- 13.5%
Inventory of Homes for Sale	38	<b>29</b>	- 23.7%	--	--	--
Months Supply of Inventory	1.6	<b>1.4</b>	- 13.2%	--	--	--

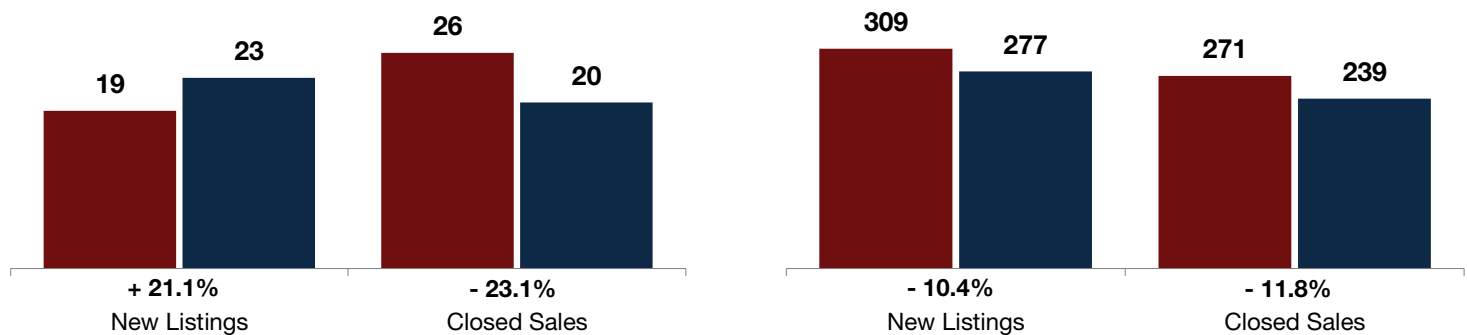
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

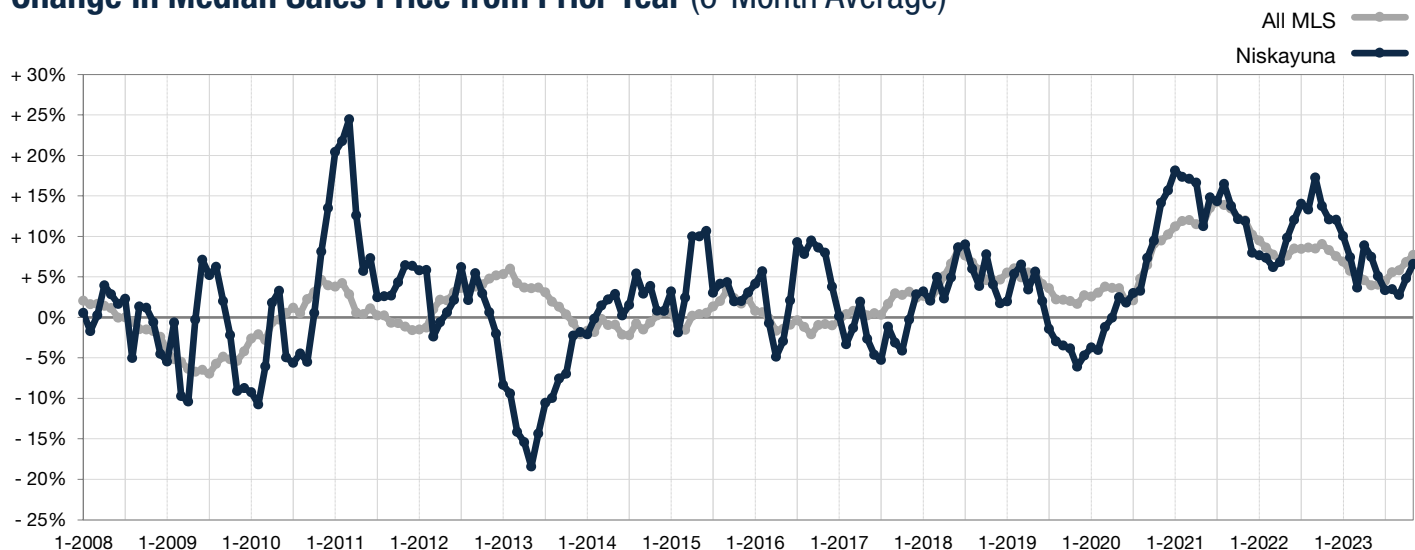
■ 2022 ■ 2023

### 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.