

# Local Market Update – December 2023

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



## Niskayuna

**+ 28.6%**

**- 52.6%**

**+ 18.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

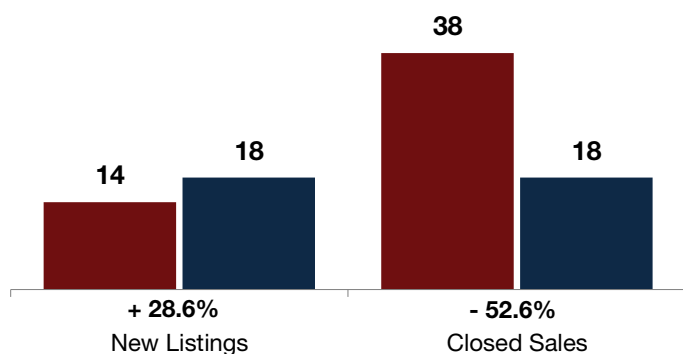
### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	14	18	+ 28.6%	323	295	- 8.7%
Closed Sales	38	18	- 52.6%	309	257	- 16.8%
Median Sales Price*	\$347,500	<b>\$412,500</b>	+ 18.7%	\$350,000	<b>\$367,500</b>	+ 5.0%
Percent of Original List Price Received*	96.5%	<b>102.5%</b>	+ 6.2%	100.9%	<b>102.3%</b>	+ 1.4%
Days on Market Until Sale	34	18	- 46.5%	22	18	- 20.0%
Inventory of Homes for Sale	36	34	- 5.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 5.8%	--	--	--

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

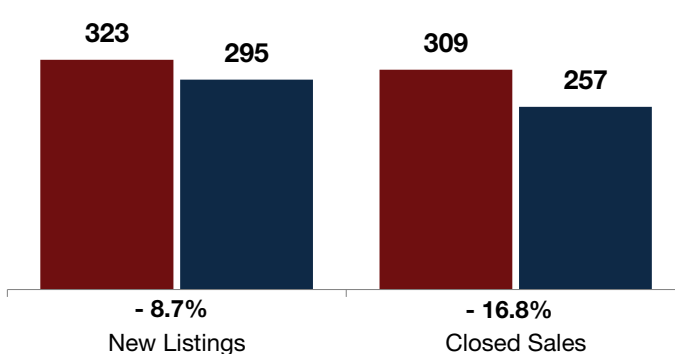
### December

■ 2022 ■ 2023

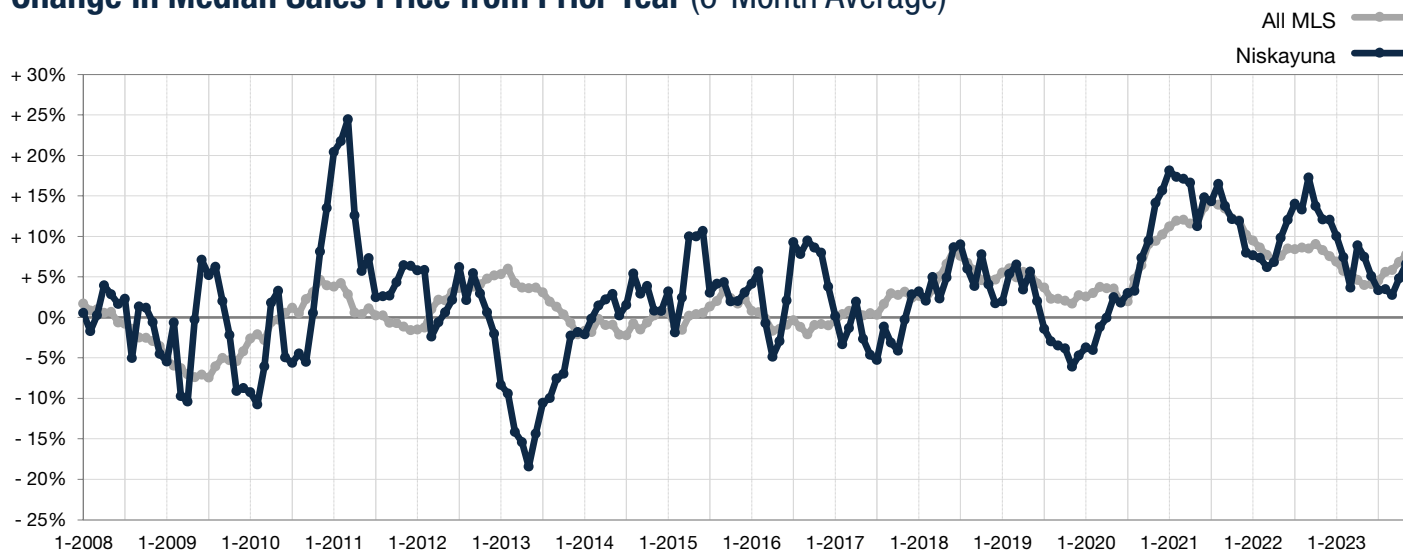


### Year to Date

■ 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.