

Local Market Update – February 2024

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



Niskayuna

- 16.0%

Change in
New Listings

- 37.5%

Change in
Closed Sales

+ 5.7%

Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	21	- 16.0%	41	41	0.0%
Closed Sales	16	10	- 37.5%	30	24	- 20.0%
Median Sales Price*	\$307,500	\$324,950	+ 5.7%	\$326,000	\$347,500	+ 6.6%
Percent of Original List Price Received*	96.7%	95.7%	- 1.0%	99.1%	97.7%	- 1.5%
Days on Market Until Sale	40	23	- 43.3%	34	20	- 41.5%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 22.4%	--	--	--

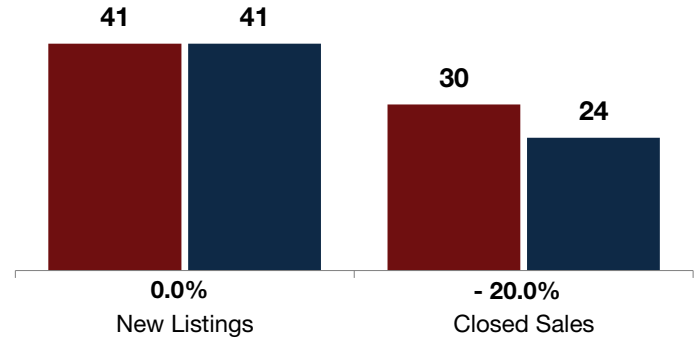
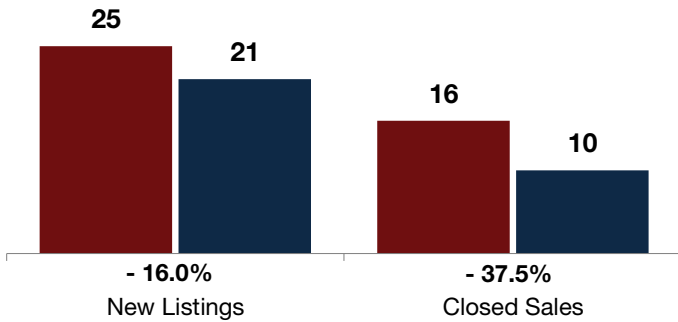
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

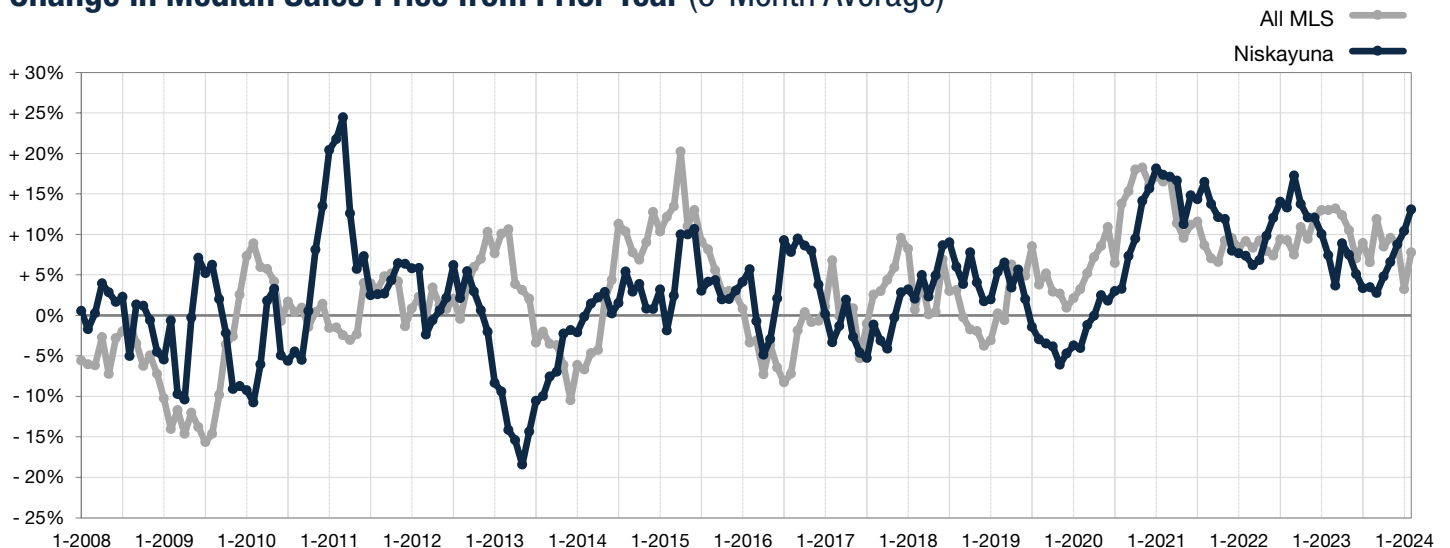
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.