

Local Market Update – March 2024

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



Niskayuna

- 18.2%

Change in
New Listings

- 9.5%

Change in
Closed Sales

+ 14.5%

Change in
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	22	18	- 18.2%	63	59	- 6.3%
Closed Sales	21	19	- 9.5%	51	43	- 15.7%
Median Sales Price*	\$345,000	\$395,000	+ 14.5%	\$339,900	\$375,000	+ 10.3%
Percent of Original List Price Received*	101.4%	99.3%	- 2.1%	100.1%	98.4%	- 1.7%
Days on Market Until Sale	24	44	+ 82.2%	30	30	+ 2.0%
Inventory of Homes for Sale	28	18	- 35.7%	--	--	--
Months Supply of Inventory	1.2	0.9	- 26.9%	--	--	--

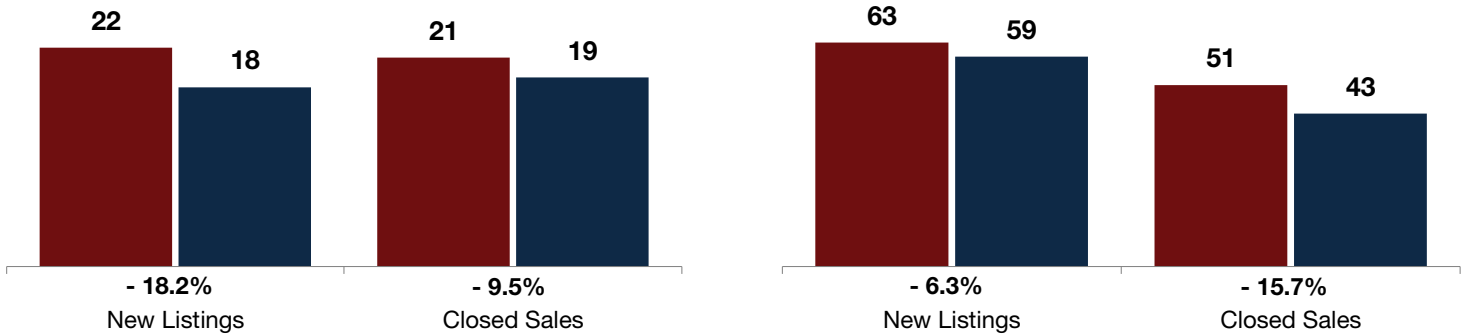
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

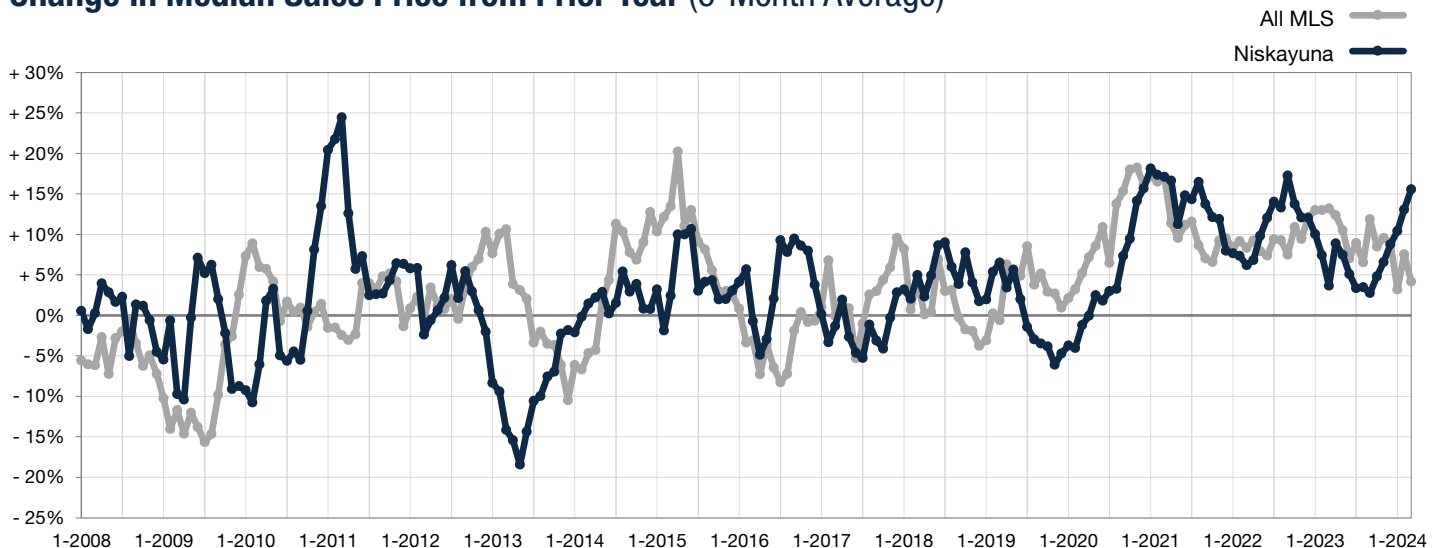
■ 2023 ■ 2024

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.