

Local Market Update – April 2024

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



Niskayuna

+ 26.1%

Change in
New Listings

- 5.0%

Change in
Closed Sales

+ 8.8%

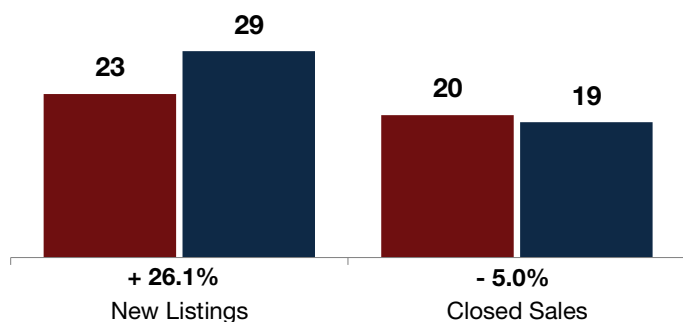
Change in
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	29	+ 26.1%	86	89	+ 3.5%
Closed Sales	20	19	- 5.0%	71	63	- 11.3%
Median Sales Price*	\$352,500	\$383,500	+ 8.8%	\$340,000	\$383,500	+ 12.8%
Percent of Original List Price Received*	104.1%	98.1%	- 5.7%	101.2%	98.3%	- 2.9%
Days on Market Until Sale	17	24	+ 44.2%	26	28	+ 7.5%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.7%	--	--	--

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

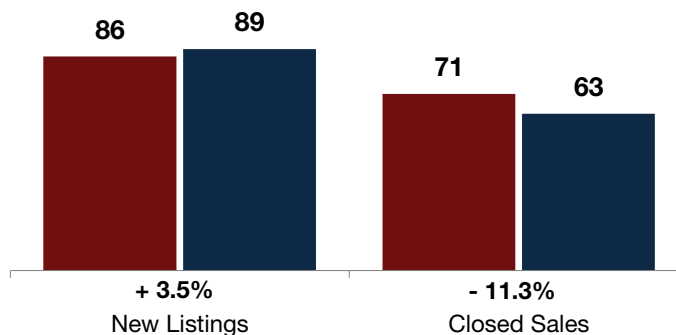
April

■ 2023 ■ 2024

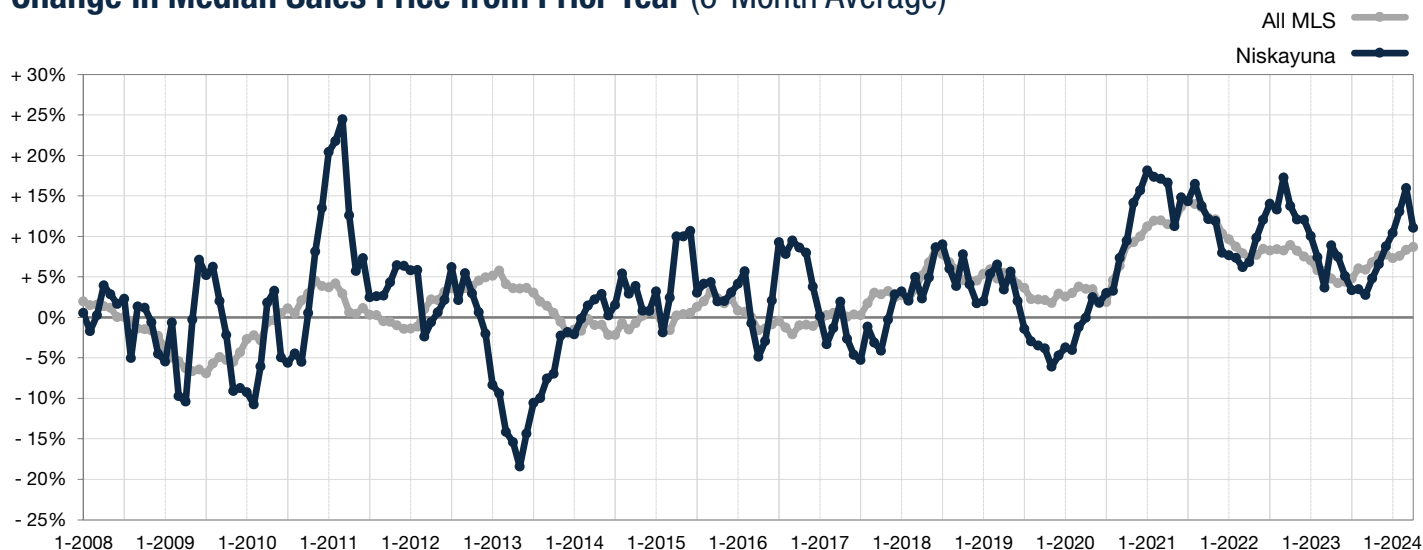


Year to Date

■ 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.