

Local Market Update – May 2024

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



Niskayuna

- 34.1%

Change in
New Listings

- 14.8%

Change in
Closed Sales

+ 21.5%

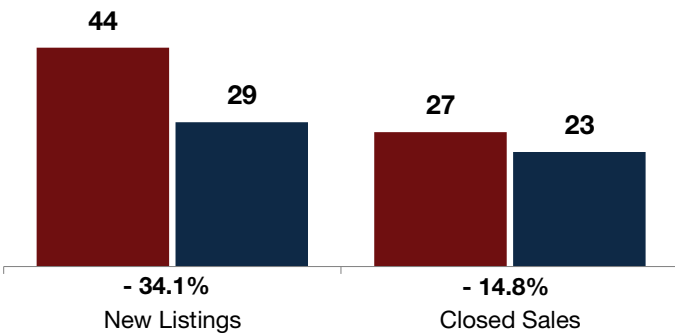
Change in
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	44	29	- 34.1%	130	119	- 8.5%
Closed Sales	27	23	- 14.8%	98	86	- 12.2%
Median Sales Price*	\$332,500	\$404,000	+ 21.5%	\$338,950	\$387,500	+ 14.3%
Percent of Original List Price Received*	104.1%	102.8%	- 1.2%	102.0%	99.5%	- 2.4%
Days on Market Until Sale	21	25	+ 22.7%	25	27	+ 11.1%
Inventory of Homes for Sale	36	24	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.1	- 24.7%	--	--	--

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

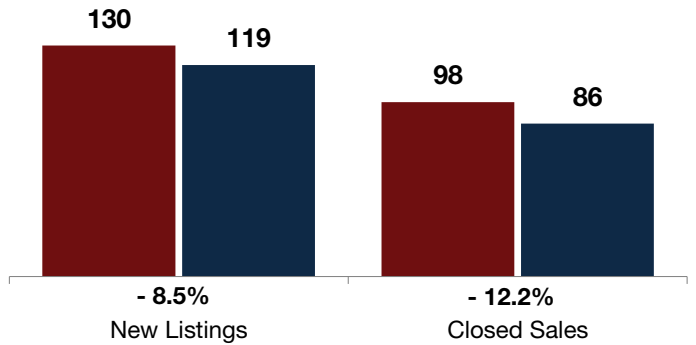
May

■ 2023 ■ 2024

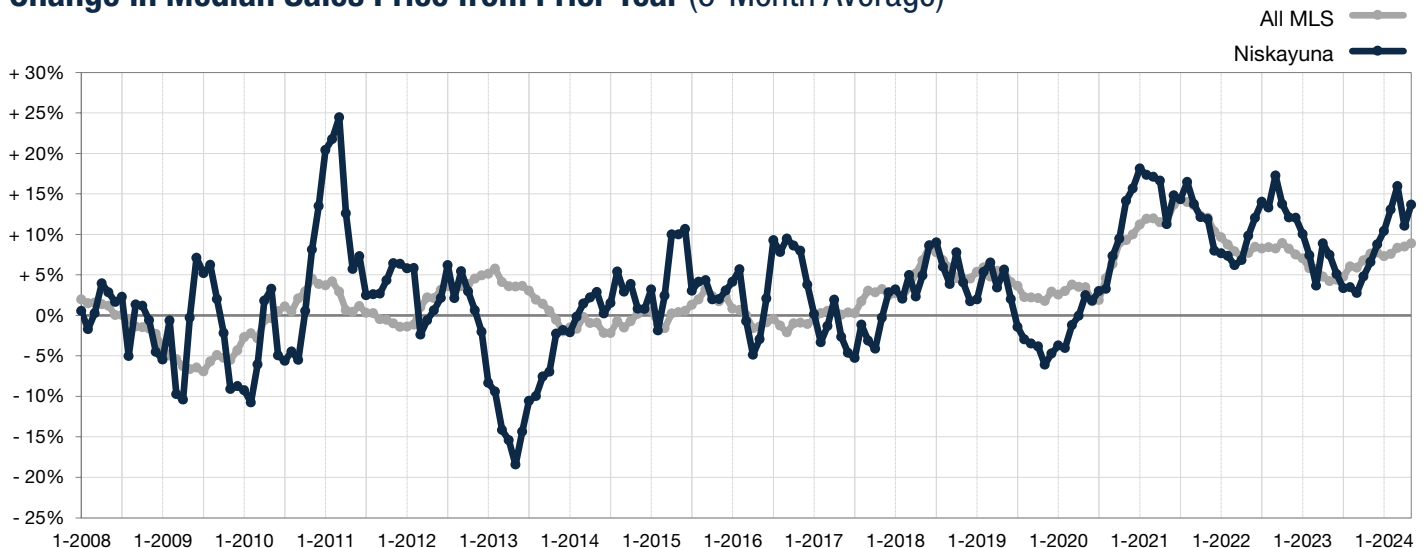


Year to Date

■ 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.