

Local Market Update – July 2024

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



Niskayuna

- 41.2%

Change in
New Listings

- 15.4%

Change in
Closed Sales

+ 2.8%

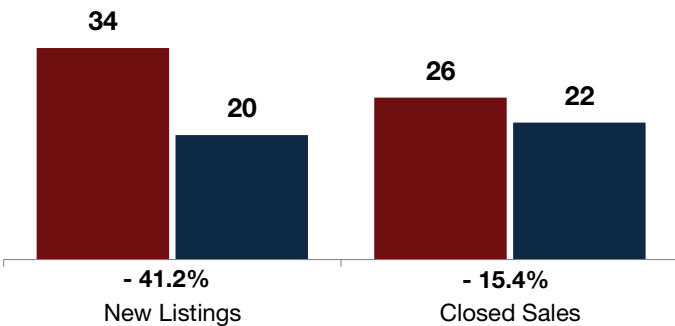
Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	34	20	- 41.2%	189	173	- 8.5%
Closed Sales	26	22	- 15.4%	144	130	- 9.7%
Median Sales Price*	\$377,000	\$387,450	+ 2.8%	\$350,000	\$396,000	+ 13.1%
Percent of Original List Price Received*	104.4%	102.5%	- 1.8%	102.4%	100.6%	- 1.8%
Days on Market Until Sale	13	20	+ 56.7%	20	24	+ 20.7%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	1.5	1.2	- 17.6%	--	--	--

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

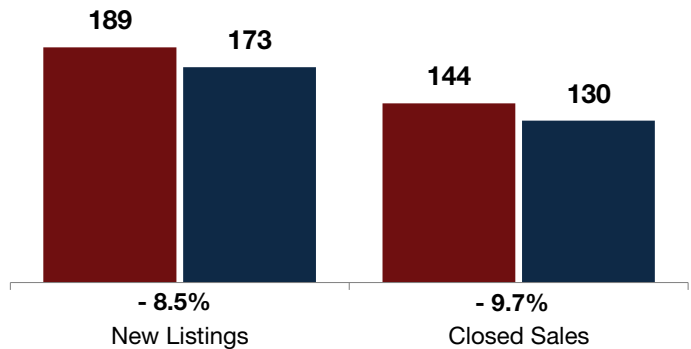
July

■ 2023 ■ 2024

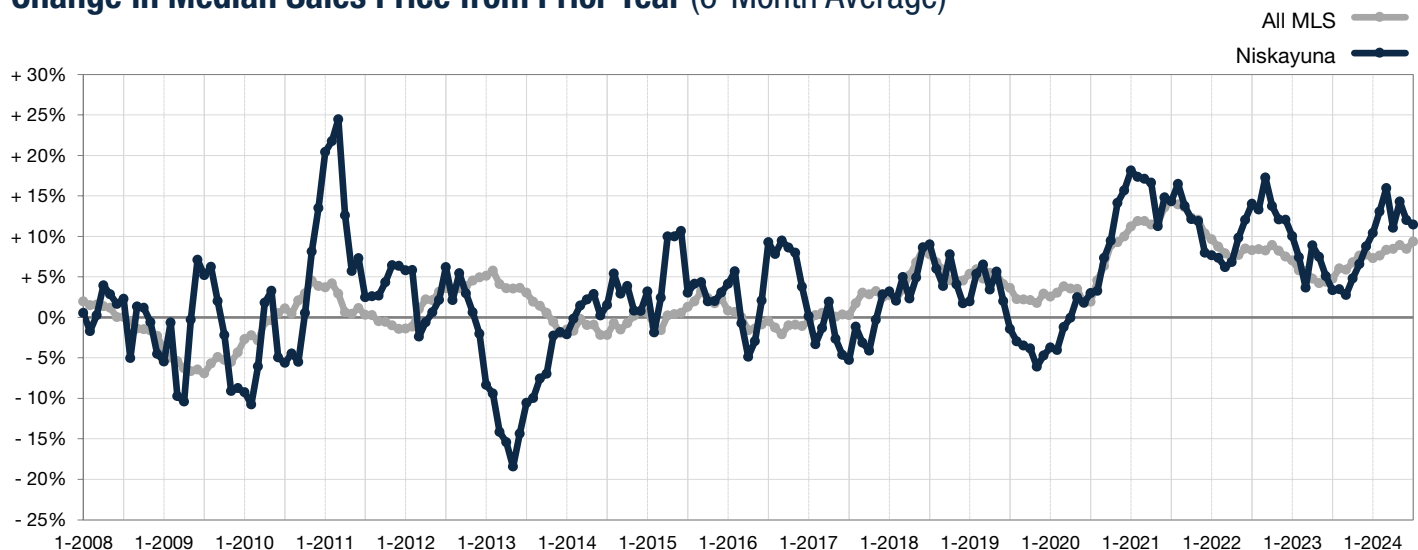


Year to Date

■ 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.