

Local Market Update – August 2024

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



Niskayuna

- 31.3%

+ 11.1%

+ 17.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	22	- 31.3%	221	198	- 10.4%
Closed Sales	27	30	+ 11.1%	171	162	- 5.3%
Median Sales Price*	\$370,545	\$434,152	+ 17.2%	\$350,000	\$398,150	+ 13.8%
Percent of Original List Price Received*	103.4%	103.3%	- 0.1%	102.6%	101.1%	- 1.5%
Days on Market Until Sale	13	20	+ 52.3%	19	23	+ 22.7%
Inventory of Homes for Sale	30	30	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 18.6%	--	--	--

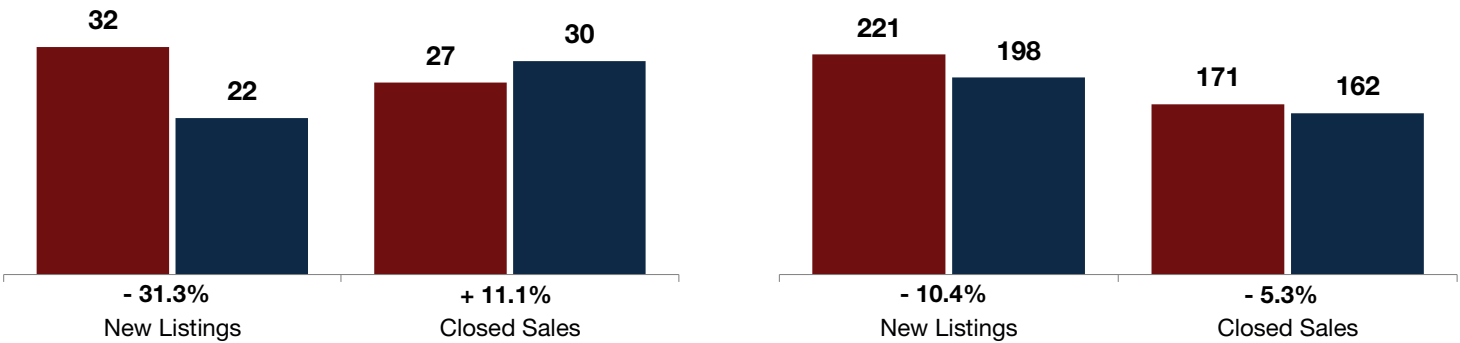
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

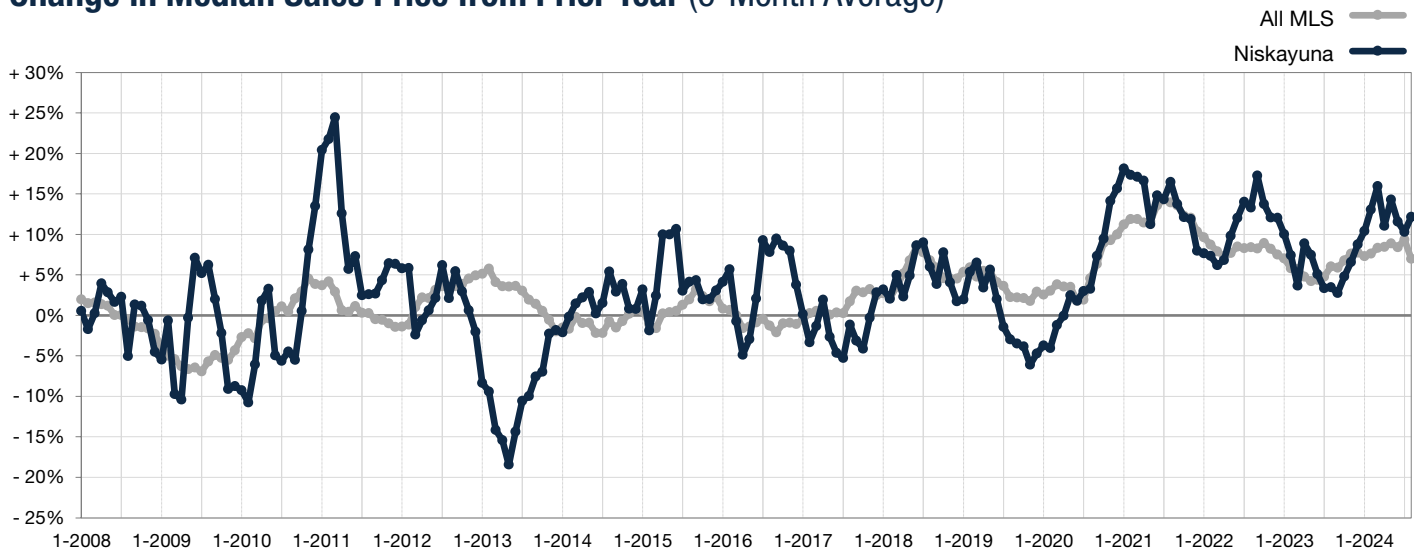
■ 2023 ■ 2024

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.