

Local Market Update – October 2024

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



Niskayuna

+ 146.2%

- 32.0%

+ 6.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	13	32	+ 146.2%	257	251	- 2.3%
Closed Sales	25	17	- 32.0%	219	204	- 6.8%
Median Sales Price*	\$400,000	\$425,000	+ 6.3%	\$355,000	\$399,900	+ 12.6%
Percent of Original List Price Received*	104.7%	100.9%	- 3.6%	102.8%	100.9%	- 1.8%
Days on Market Until Sale	11	18	+ 70.3%	17	25	+ 43.5%
Inventory of Homes for Sale	30	39	+ 30.0%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 32.1%	--	--	--

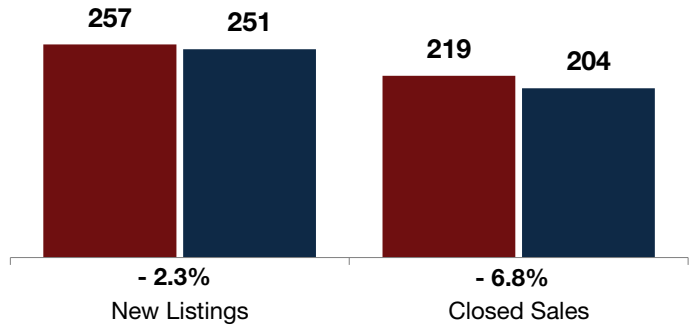
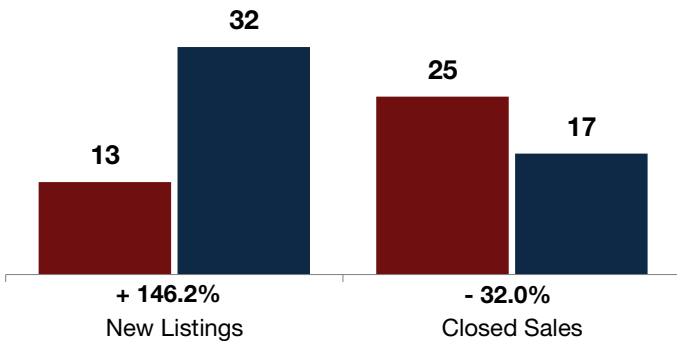
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

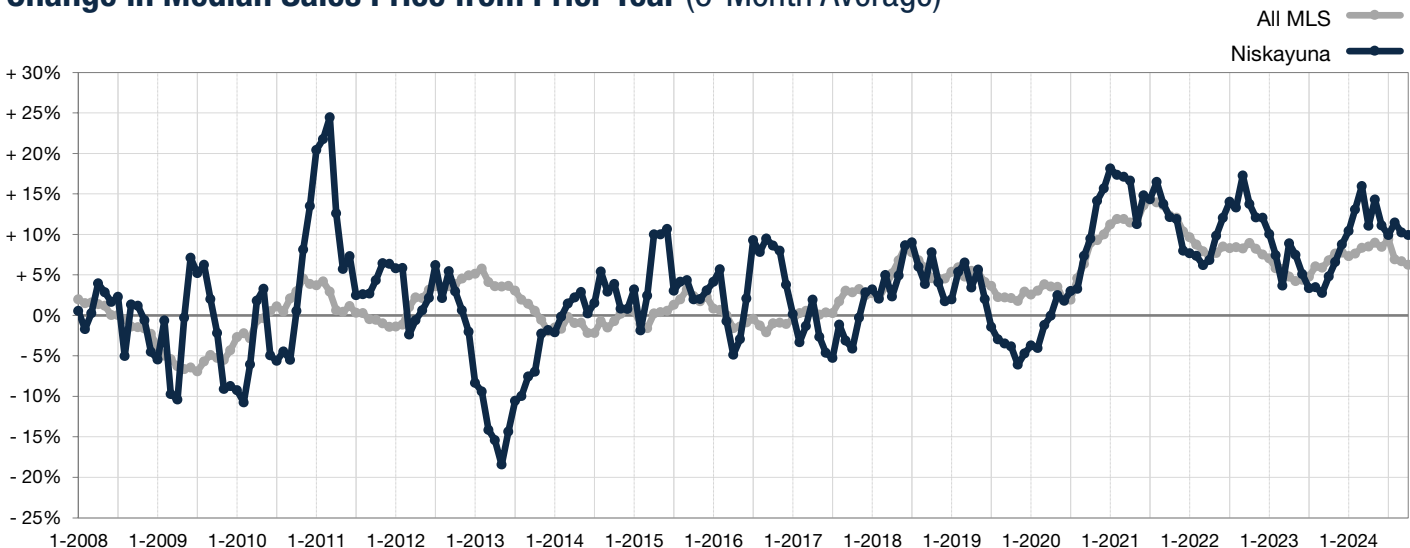
■ 2023 ■ 2024

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.