

# Local Market Update – November 2024

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



## Niskayuna

**- 43.5%**

Change in  
New Listings

**- 15.0%**

Change in  
Closed Sales

**- 7.4%**

Change in  
Median Sales Price

	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	23	13	- 43.5%	280	265	- 5.4%
Closed Sales	20	17	- 15.0%	239	221	- 7.5%
Median Sales Price*	\$383,500	<b>\$355,000</b>	- 7.4%	\$362,000	<b>\$397,000</b>	+ 9.7%
Percent of Original List Price Received*	97.0%	<b>98.1%</b>	+ 1.1%	102.3%	<b>100.7%</b>	- 1.6%
Days on Market Until Sale	25	<b>28</b>	+ 11.9%	18	<b>25</b>	+ 39.7%
Inventory of Homes for Sale	33	<b>31</b>	- 6.1%	--	--	--
Months Supply of Inventory	1.6	<b>1.5</b>	- 4.6%	--	--	--

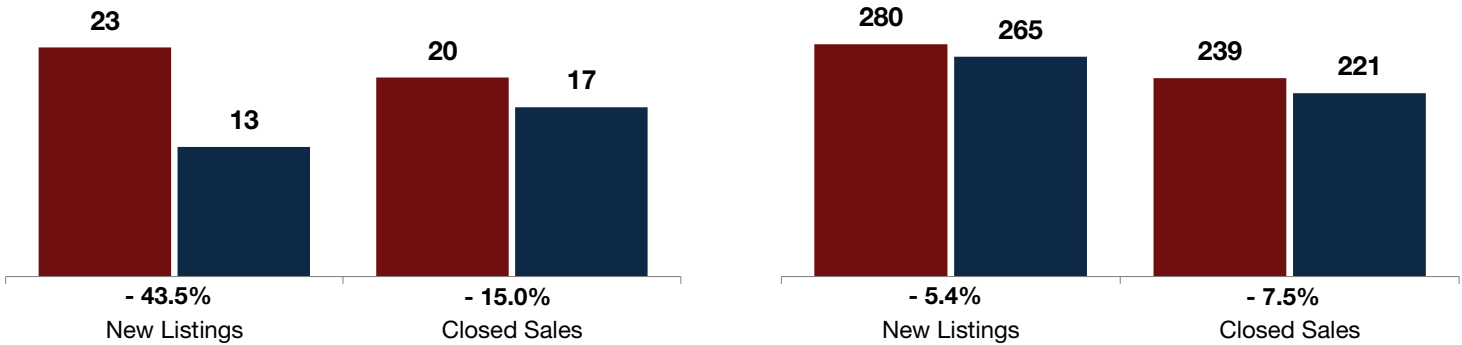
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

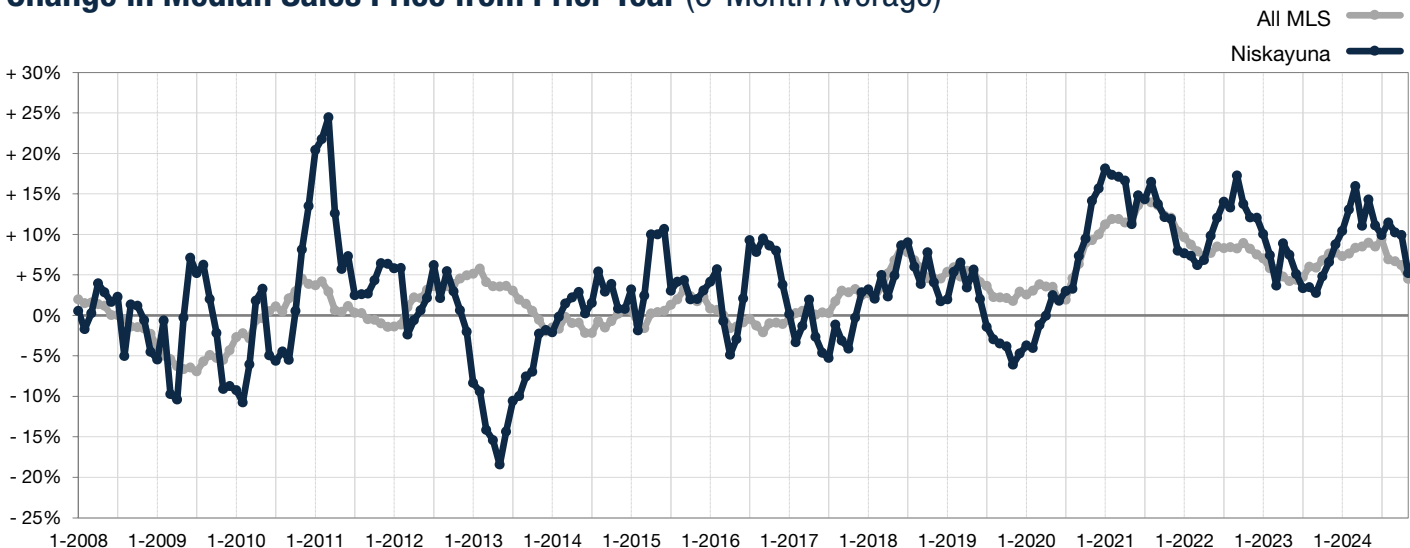
■ 2023 ■ 2024

### 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.