

# Local Market Update – December 2024

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



## Niskayuna

**- 44.4%**

**+ 38.9%**

**- 3.0%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### December

### Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	18	10	- 44.4%	298	278	- 6.7%
Closed Sales	18	25	+ 38.9%	257	247	- 3.9%
Median Sales Price*	\$412,500	\$400,000	- 3.0%	\$367,500	\$397,000	+ 8.0%
Percent of Original List Price Received*	102.5%	99.1%	- 3.4%	102.3%	100.5%	- 1.7%
Days on Market Until Sale	18	25	+ 34.4%	18	25	+ 38.6%
Inventory of Homes for Sale	37	22	- 40.5%	--	--	--
Months Supply of Inventory	1.8	1.0	- 41.5%	--	--	--

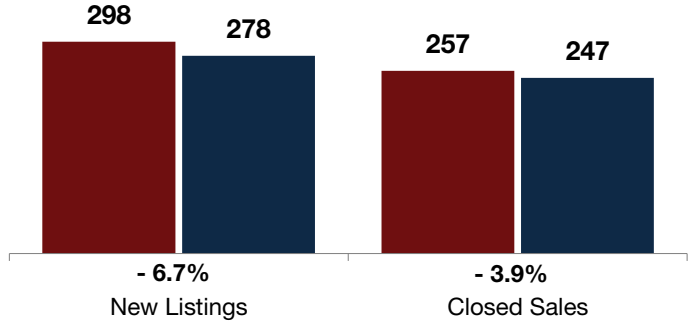
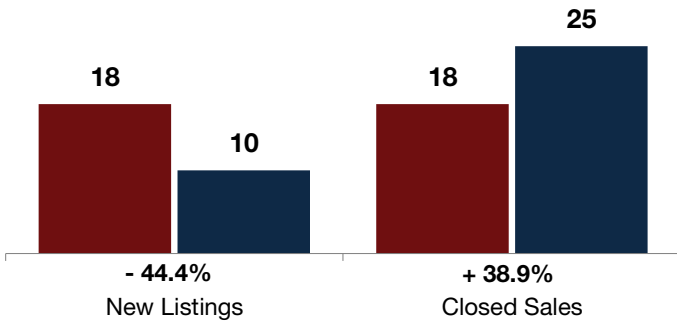
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

■ 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.