

Local Market Update – January 2025

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



Niskayuna

+ 5.0%

Change in
New Listings

- 7.1%

Change in
Closed Sales

+ 9.6%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	21	+ 5.0%	20	21	+ 5.0%
Closed Sales	14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*	\$347,500	\$381,000	+ 9.6%	\$347,500	\$381,000	+ 9.6%
Percent of Original List Price Received*	99.0%	98.4%	- 0.6%	99.0%	98.4%	- 0.6%
Days on Market Until Sale	18	31	+ 72.4%	18	31	+ 72.4%
Inventory of Homes for Sale	33	22	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.1	- 32.0%	--	--	--

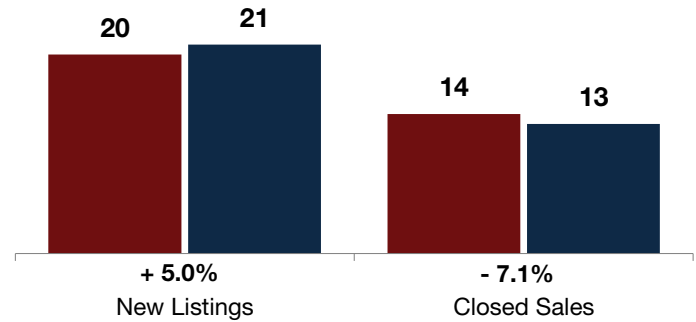
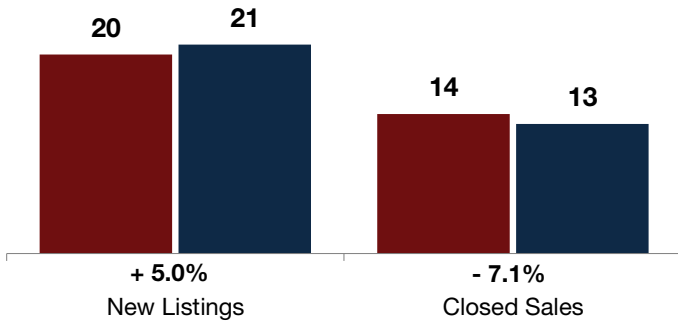
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

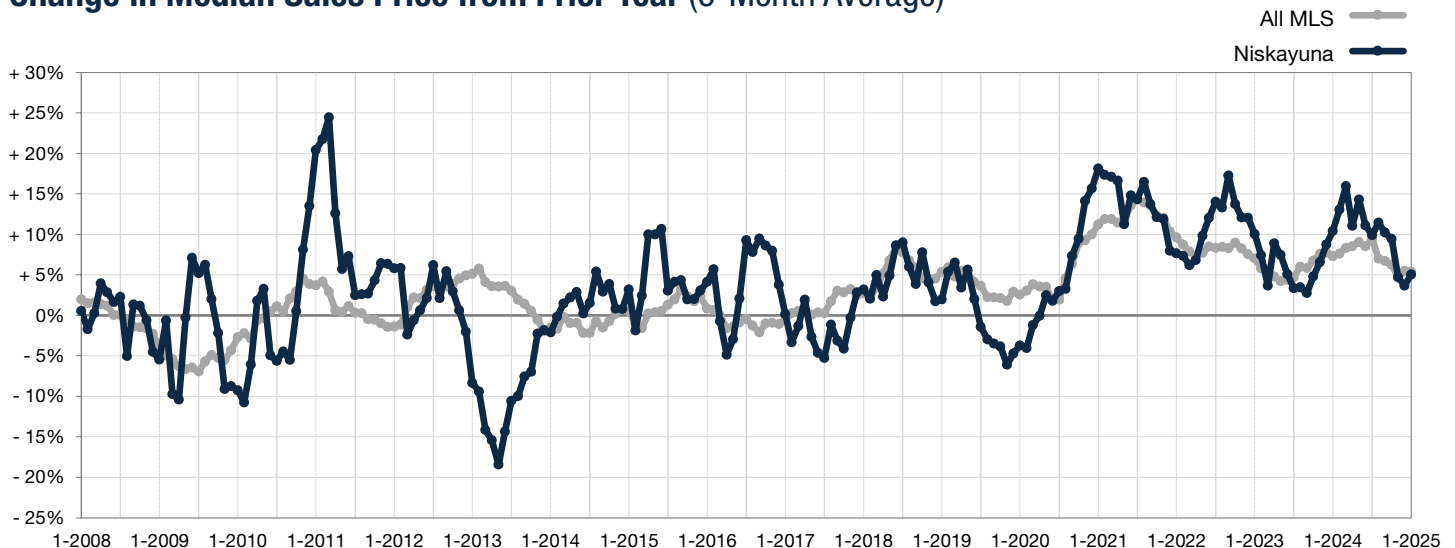
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.