

Local Market Update – February 2025

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



Niskayuna

- 34.8%

0.0%

+ 4.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	23	15	- 34.8%	43	36	- 16.3%
Closed Sales	10	10	0.0%	24	25	+ 4.2%
Median Sales Price*	\$324,950	\$340,000	+ 4.6%	\$347,500	\$365,000	+ 5.0%
Percent of Original List Price Received*	95.7%	94.3%	- 1.5%	97.7%	96.2%	- 1.5%
Days on Market Until Sale	23	53	+ 133.9%	20	41	+ 108.6%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	1.2	1.1	- 7.1%	--	--	--

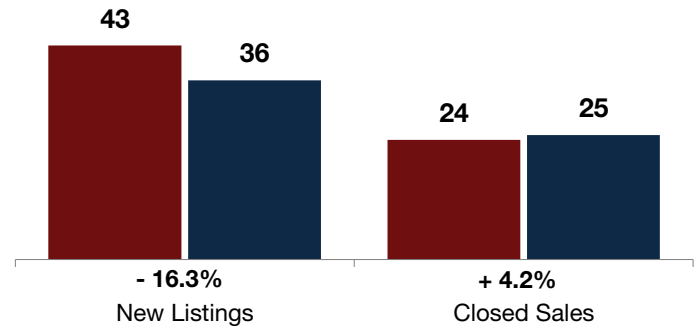
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

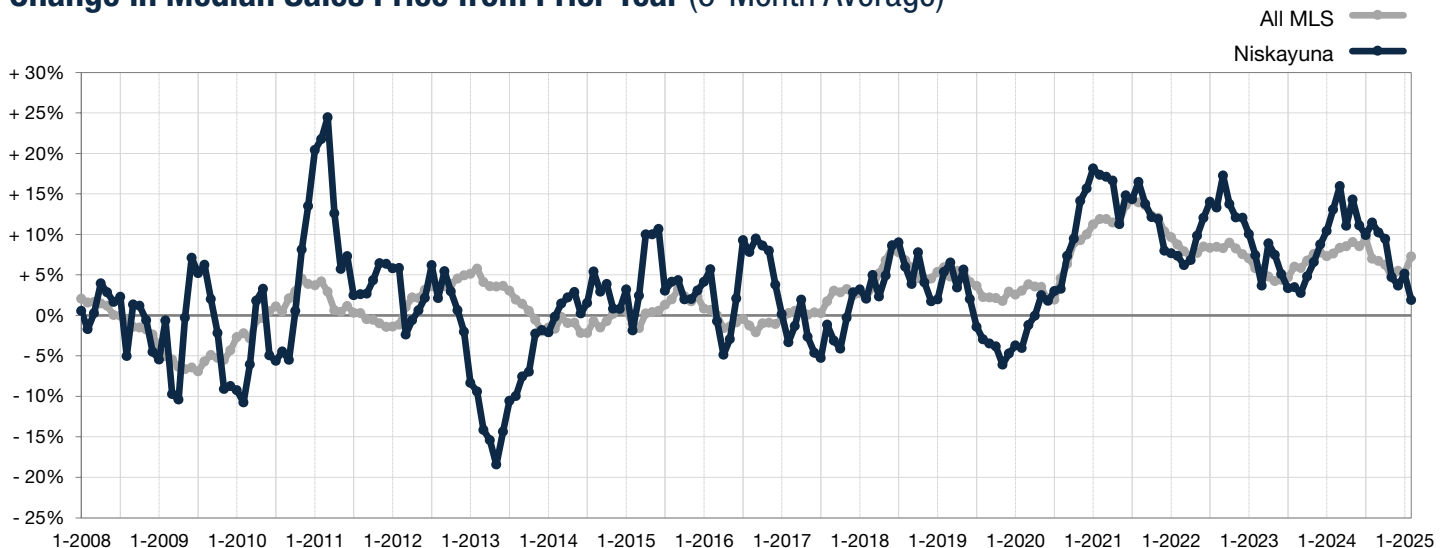
■ 2024 ■ 2025

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.