

Local Market Update – May 2025

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



Niskayuna

- 20.7%

Change in
New Listings

- 33.3%

Change in
Closed Sales

+ 18.9%

Change in
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	29	23	- 20.7%	123	117	- 4.9%
Closed Sales	24	16	- 33.3%	87	76	- 12.6%
Median Sales Price*	\$412,000	\$490,000	+ 18.9%	\$390,000	\$426,050	+ 9.2%
Percent of Original List Price Received*	102.7%	101.8%	- 0.9%	99.5%	100.2%	+ 0.7%
Days on Market Until Sale	29	35	+ 21.5%	28	29	+ 3.1%
Inventory of Homes for Sale	27	23	- 14.8%	--	--	--
Months Supply of Inventory	1.3	1.2	- 6.5%	--	--	--

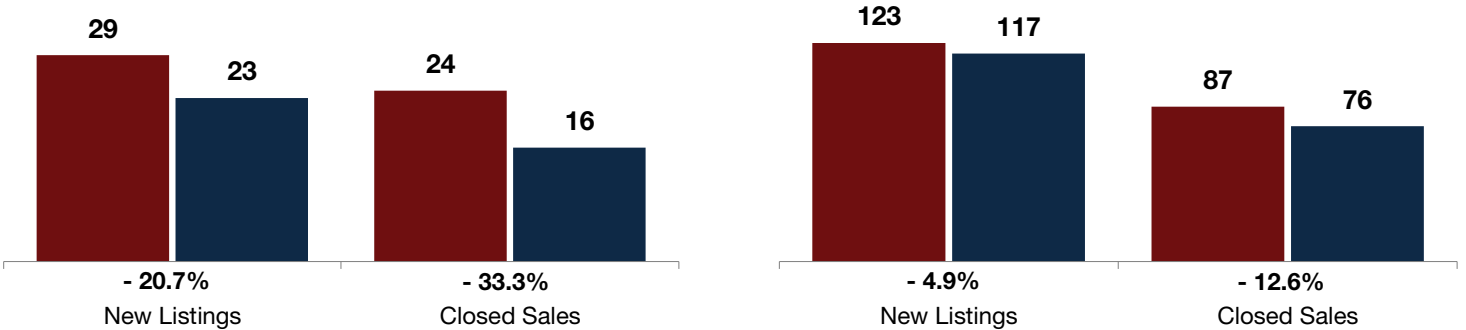
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

■ 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.