

# Local Market Update – June 2025

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



## Niskayuna

**+ 5.1%**

Change in  
New Listings

**+ 4.3%**

Change in  
Closed Sales

**+ 24.6%**

Change in  
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	39	41	+ 5.1%	162	159	- 1.9%
Closed Sales	23	24	+ 4.3%	110	100	- 9.1%
Median Sales Price*	\$400,000	<b>\$498,500</b>	+ 24.6%	\$395,000	<b>\$430,000</b>	+ 8.9%
Percent of Original List Price Received*	102.8%	<b>102.3%</b>	- 0.4%	100.2%	<b>100.7%</b>	+ 0.5%
Days on Market Until Sale	11	<b>16</b>	+ 41.6%	25	<b>26</b>	+ 5.2%
Inventory of Homes for Sale	39	<b>24</b>	- 38.5%	--	--	--
Months Supply of Inventory	1.8	<b>1.2</b>	- 35.5%	--	--	--

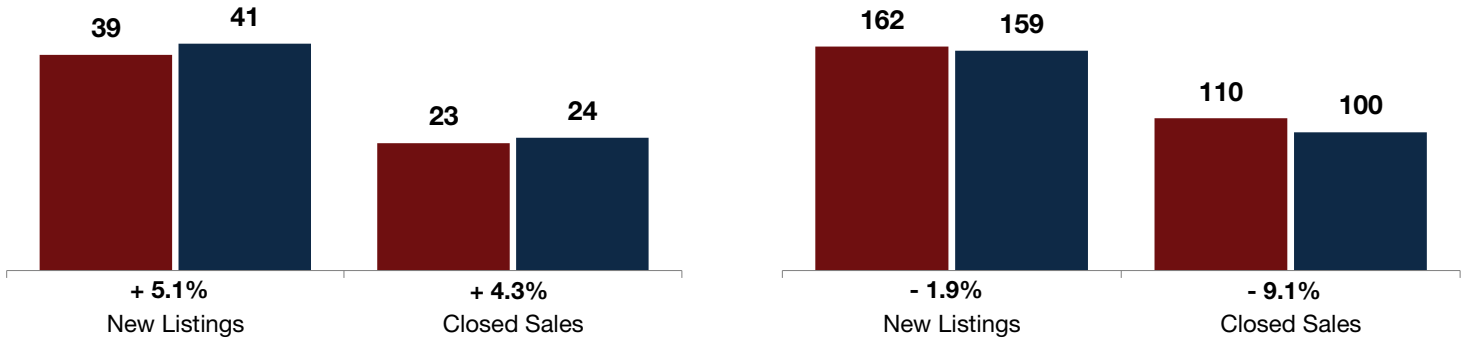
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### June

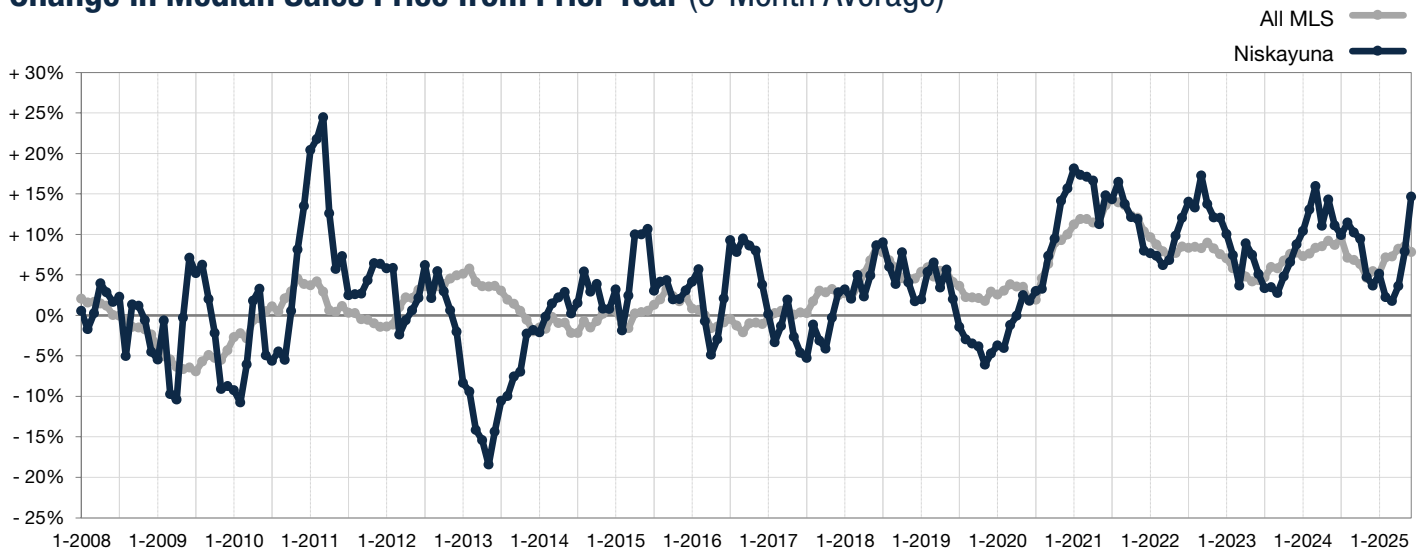
■ 2024 ■ 2025

### 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.