

Local Market Update – July 2025

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



Niskayuna

+ 90.0%

+ 13.0%

- 0.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	38	+ 90.0%	182	199	+ 9.3%
Closed Sales	23	26	+ 13.0%	133	127	- 4.5%
Median Sales Price*	\$375,000	\$372,500	- 0.7%	\$395,000	\$425,000	+ 7.6%
Percent of Original List Price Received*	102.2%	102.3%	+ 0.1%	100.5%	101.0%	+ 0.4%
Days on Market Until Sale	20	9	- 54.1%	24	23	- 4.2%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 18.5%	--	--	--

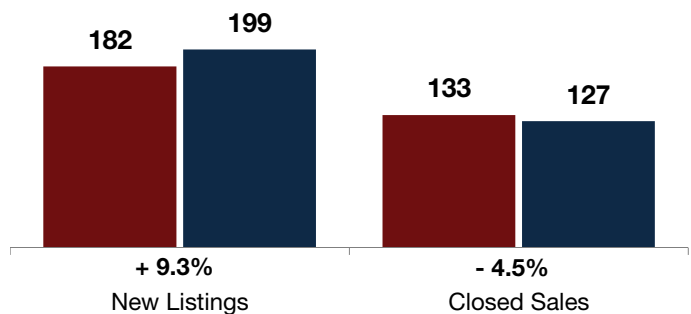
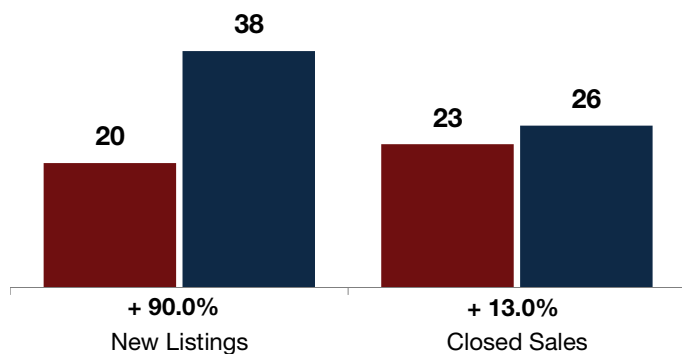
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

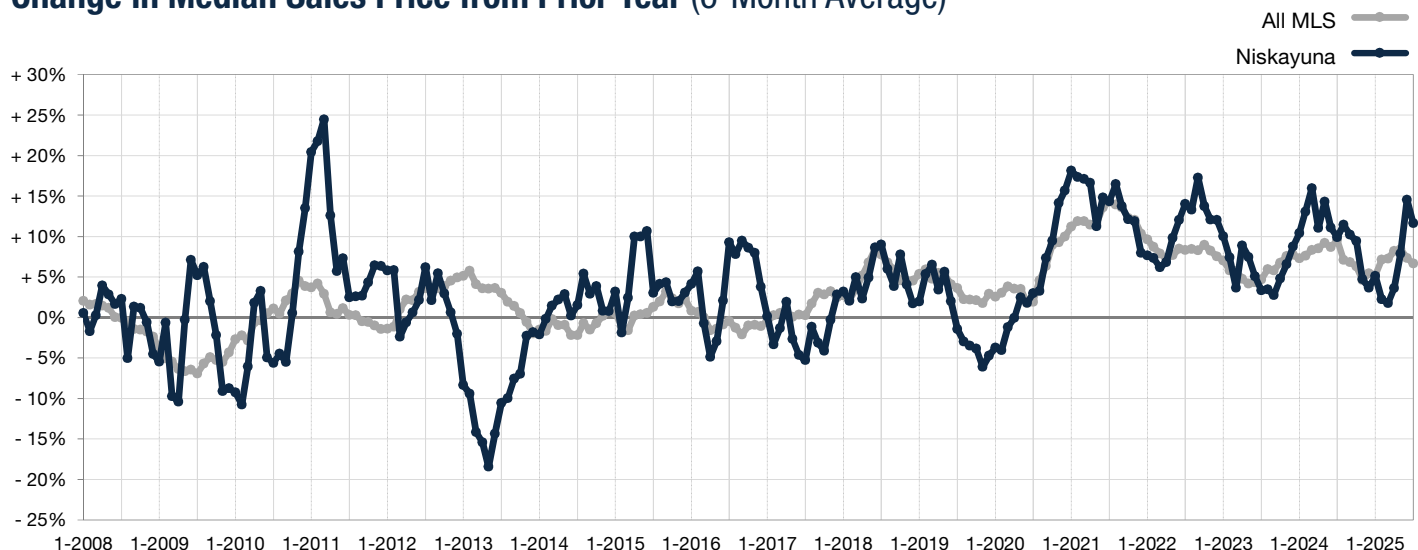
■ 2024 ■ 2025

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.