

Local Market Update – August 2025

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



Niskayuna

+ 54.2%

0.0%

+ 9.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	37	+ 54.2%	206	236	+ 14.6%
Closed Sales	33	33	0.0%	166	162	- 2.4%
Median Sales Price*	\$427,500	\$469,900	+ 9.9%	\$397,150	\$430,000	+ 8.3%
Percent of Original List Price Received*	102.4%	102.0%	- 0.4%	100.9%	101.0%	+ 0.1%
Days on Market Until Sale	22	20	- 12.7%	24	23	- 1.8%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	1.6	1.4	- 15.5%	--	--	--

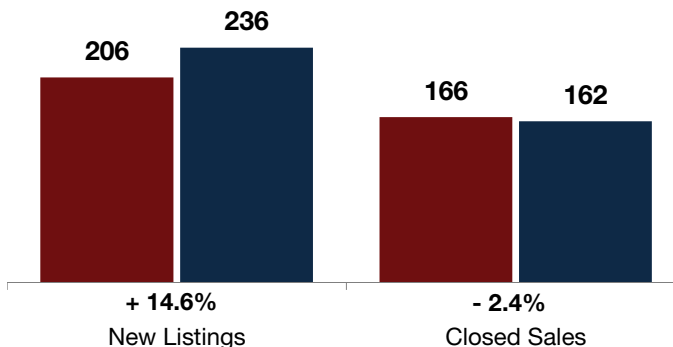
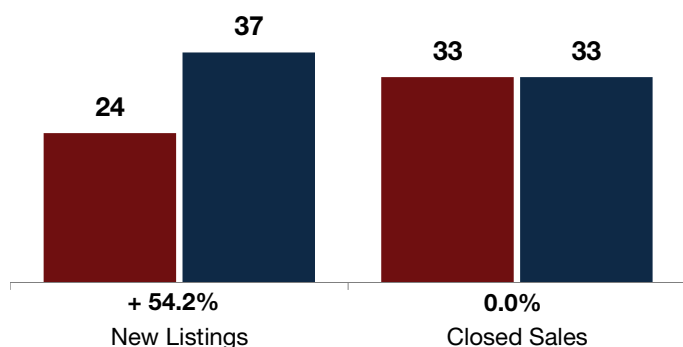
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

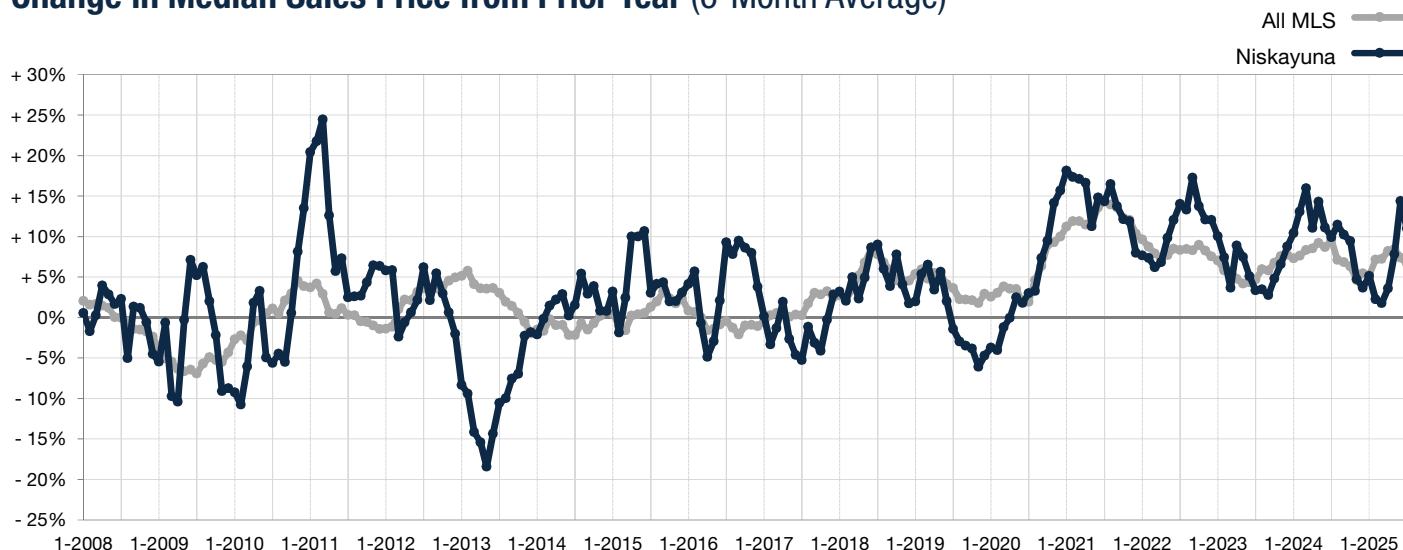
■ 2024 ■ 2025

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.