

# Local Market Update – September 2025

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



## Niskayuna

**+ 45.0%**

**+ 52.4%**

**- 2.7%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

### Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	29	+ 45.0%	226	265	+ 17.3%
Closed Sales	21	32	+ 52.4%	187	195	+ 4.3%
Median Sales Price*	\$410,000	\$399,000	- 2.7%	\$399,900	\$425,000	+ 6.3%
Percent of Original List Price Received*	101.0%	102.5%	+ 1.5%	100.9%	101.3%	+ 0.4%
Days on Market Until Sale	41	17	- 58.5%	26	22	- 13.6%
Inventory of Homes for Sale	29	29	0.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 12.5%	--	--	--

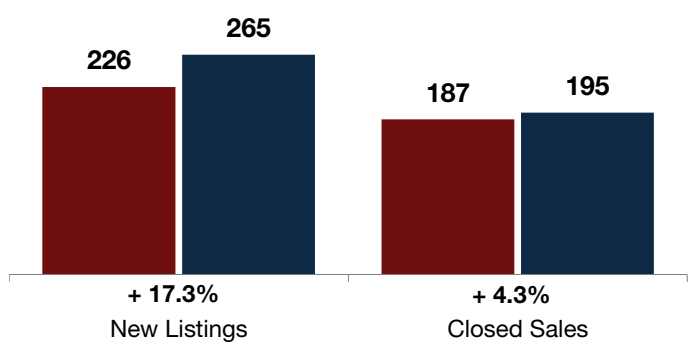
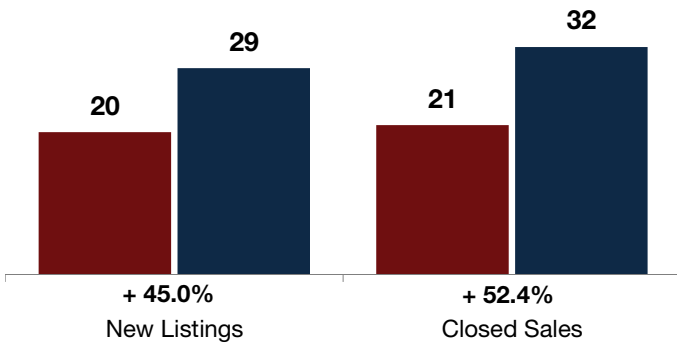
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

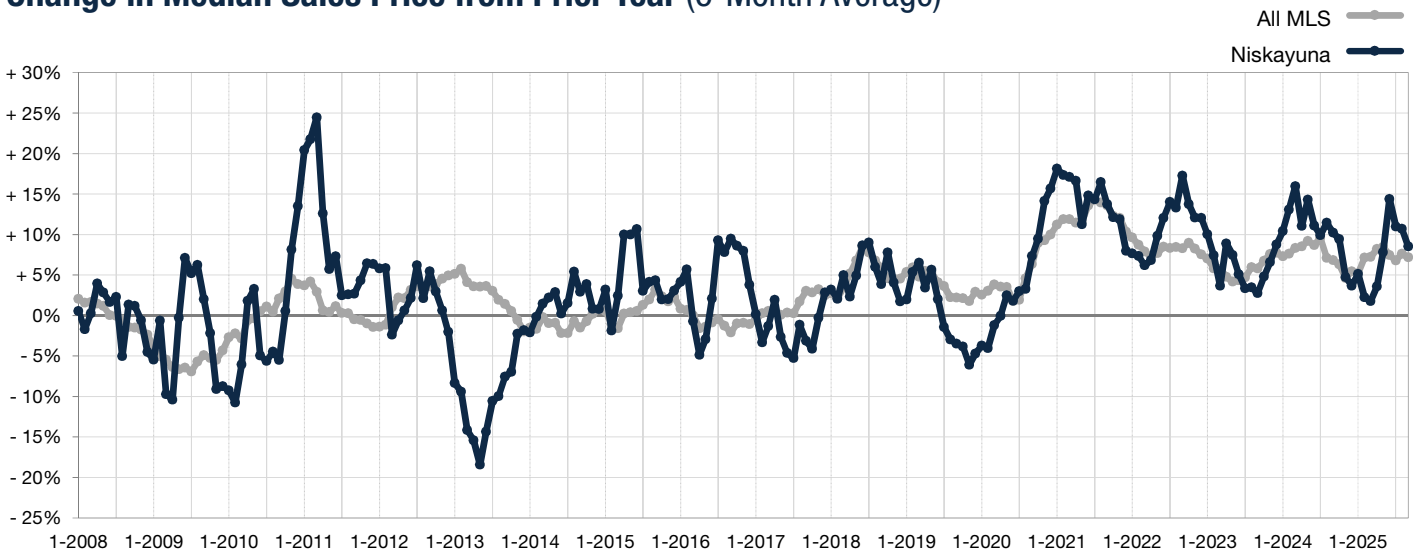
■ 2024 ■ 2025

### 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.