

# Local Market Update – October 2025

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



## Niskayuna

**- 18.2%**

**+ 77.8%**

**+ 1.2%**

Change in  
New Listings

Change in  
Closed Sales

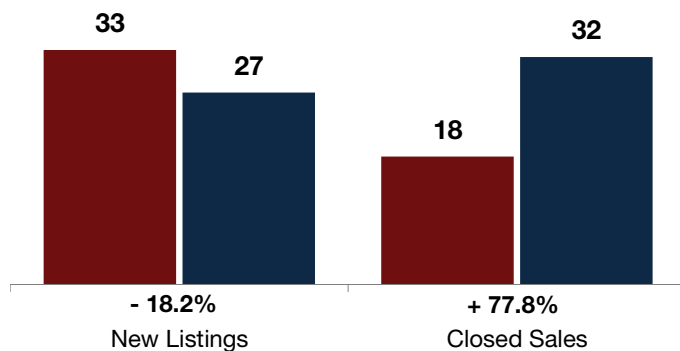
Change in  
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	33	27	- 18.2%	259	293	+ 13.1%
Closed Sales	18	32	+ 77.8%	205	231	+ 12.7%
Median Sales Price*	\$410,000	<b>\$415,000</b>	+ 1.2%	\$399,900	<b>\$424,900</b>	+ 6.3%
Percent of Original List Price Received*	100.9%	<b>101.0%</b>	+ 0.2%	100.9%	<b>101.2%</b>	+ 0.3%
Days on Market Until Sale	17	<b>19</b>	+ 12.0%	25	<b>22</b>	- 11.8%
Inventory of Homes for Sale	42	<b>27</b>	- 35.7%	--	--	--
Months Supply of Inventory	2.0	<b>1.1</b>	- 42.5%	--	--	--

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

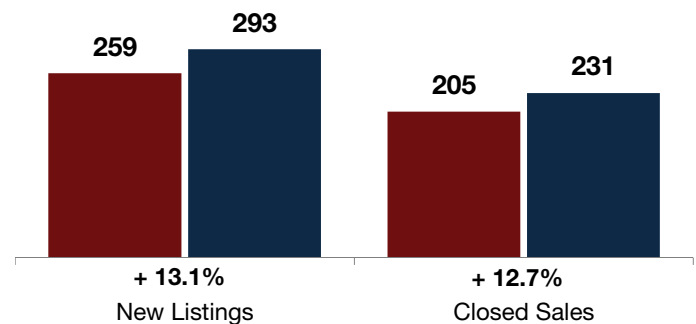
### October

■ 2024 ■ 2025

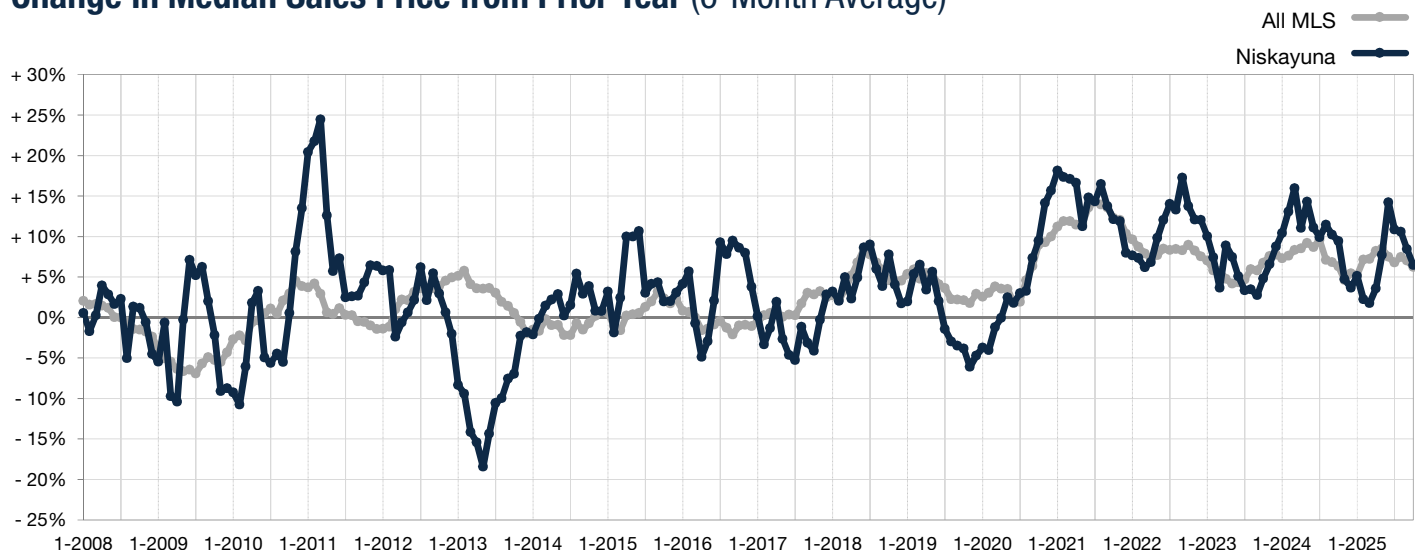


### Year to Date

■ 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.