

Local Market Update – November 2025

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



Niskayuna

+ 23.1%

Change in
New Listings

+ 23.5%

Change in
Closed Sales

+ 11.3%

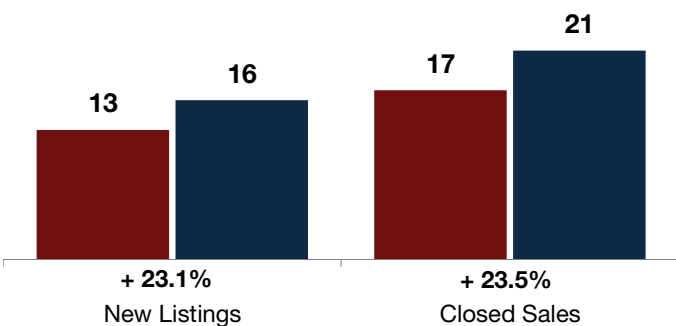
Change in
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	13	16	+ 23.1%	272	309	+ 13.6%
Closed Sales	17	21	+ 23.5%	222	253	+ 14.0%
Median Sales Price*	\$355,000	\$395,000	+ 11.3%	\$396,000	\$424,000	+ 7.1%
Percent of Original List Price Received*	98.1%	99.1%	+ 1.1%	100.7%	101.0%	+ 0.3%
Days on Market Until Sale	28	18	- 35.9%	25	22	- 13.7%
Inventory of Homes for Sale	34	27	- 20.6%	--	--	--
Months Supply of Inventory	1.6	1.2	- 28.2%	--	--	--

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

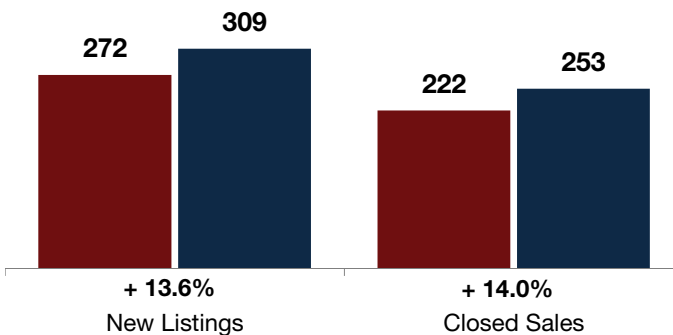
November

■ 2024 ■ 2025

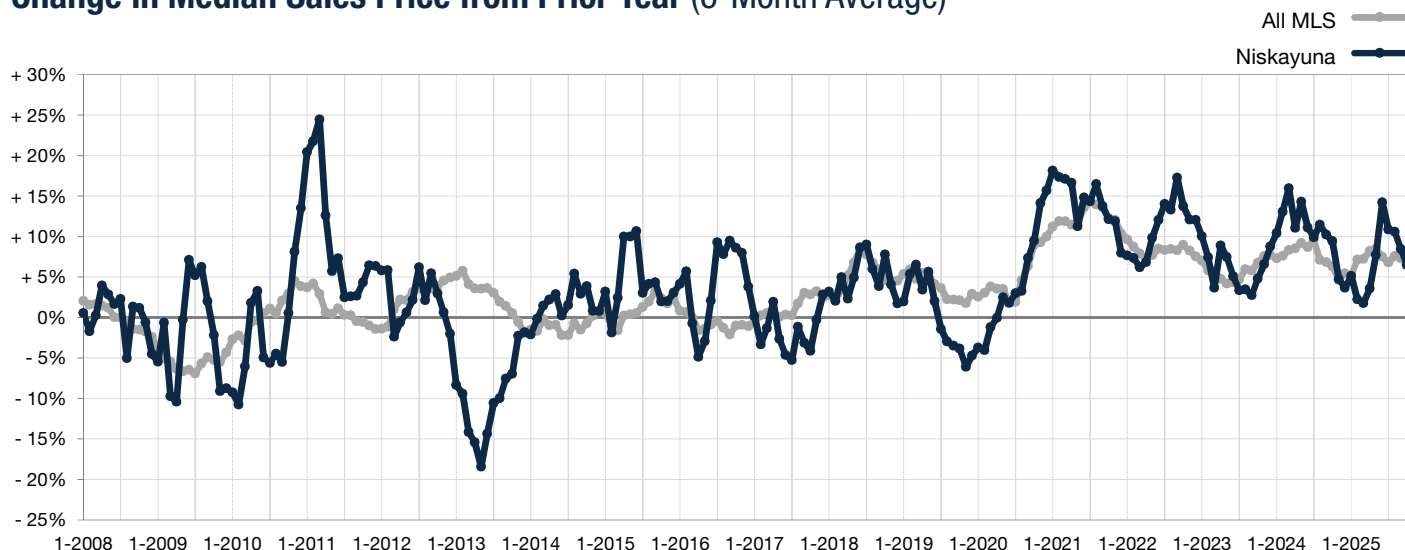


Year to Date

■ 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.