

Local Market Update – December 2025

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



Niskayuna

+ 20.0%

Change in
New Listings

- 4.0%

Change in
Closed Sales

+ 17.4%

Change in
Median Sales Price

December

Year to Date

	2024	2025	+ / -	2024	2025	+ / -
New Listings	10	12	+ 20.0%	282	322	+ 14.2%
Closed Sales	25	24	- 4.0%	247	277	+ 12.1%
Median Sales Price*	\$400,000	\$469,450	+ 17.4%	\$397,000	\$425,000	+ 7.1%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	100.5%	100.8%	+ 0.2%
Days on Market Until Sale	25	22	- 12.2%	25	22	- 13.6%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	1.1	0.9	- 22.0%	--	--	--

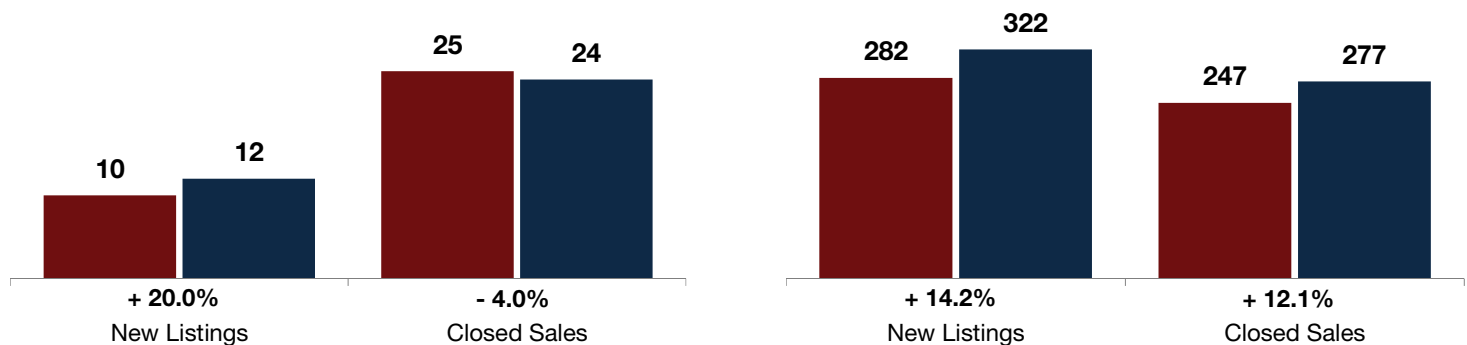
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

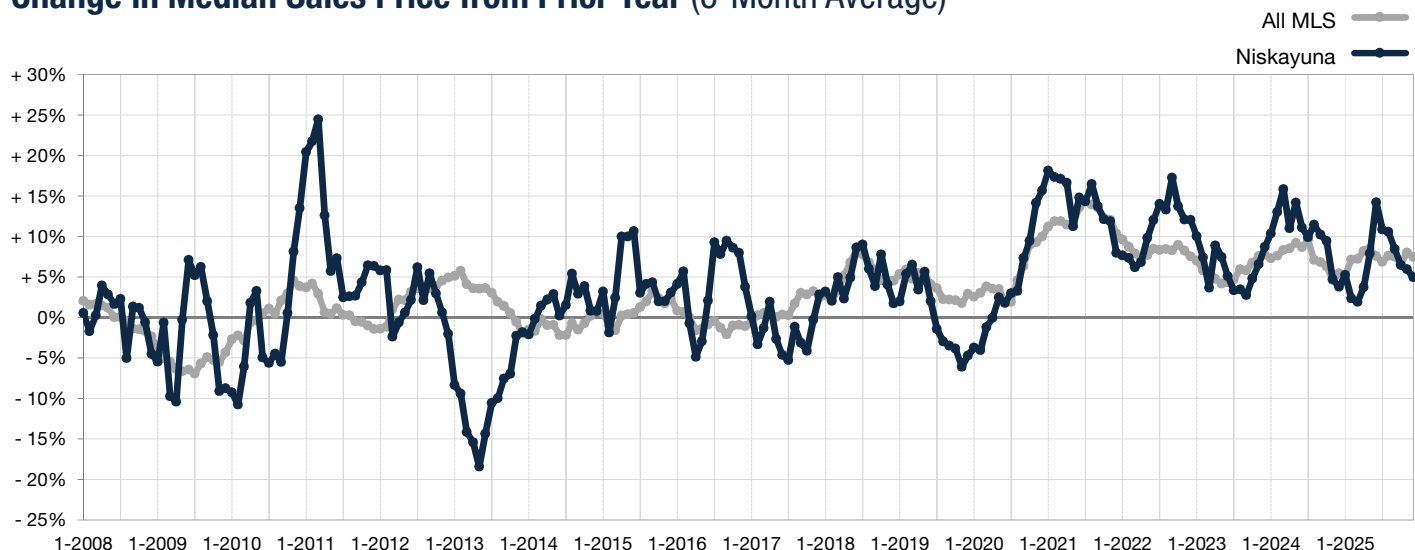
■ 2024 ■ 2025

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.