

Local Market Update – January 2026

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



Niskayuna

- 28.6%

+ 33.3%

+ 2.9%

Change in
New Listings

Change in
Closed Sales

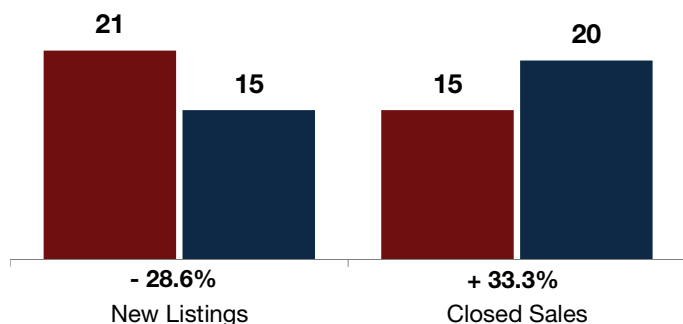
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	21	15	- 28.6%	21	15	- 28.6%
Closed Sales	15	20	+ 33.3%	15	20	+ 33.3%
Median Sales Price*	\$381,000	\$392,000	+ 2.9%	\$381,000	\$392,000	+ 2.9%
Percent of Original List Price Received*	97.4%	96.9%	- 0.5%	97.4%	96.9%	- 0.5%
Days on Market Until Sale	33	26	- 22.6%	33	26	- 22.6%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	1.2	1.1	- 12.1%	--	--	--

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

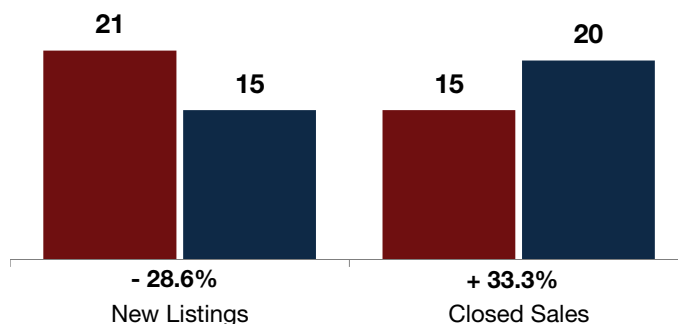
January

■ 2025 ■ 2026

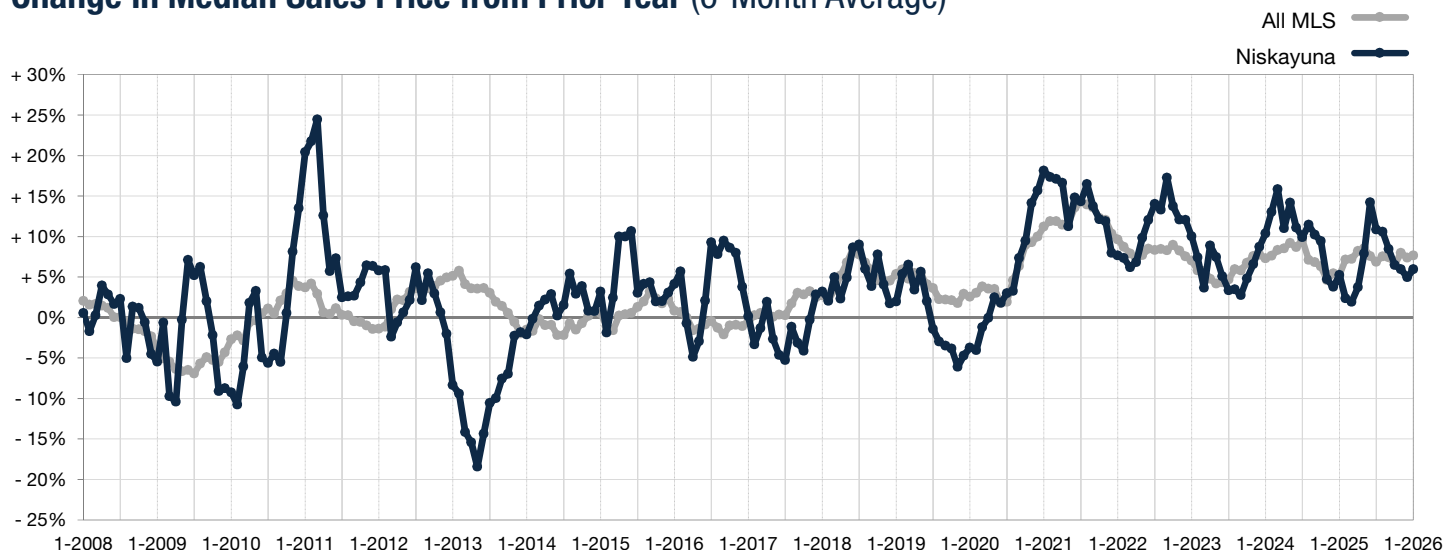


Year to Date

■ 2025 ■ 2026



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.