

Local Market Update – February 2026

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



Niskayuna

+ 73.3%

Change in
New Listings

+ 27.3%

Change in
Closed Sales

+ 8.2%

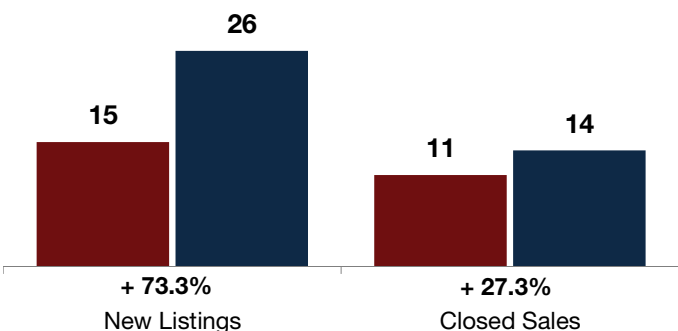
Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	15	26	+ 73.3%	36	41	+ 13.9%
Closed Sales	11	14	+ 27.3%	26	35	+ 34.6%
Median Sales Price*	\$350,000	\$378,750	+ 8.2%	\$370,000	\$389,000	+ 5.1%
Percent of Original List Price Received*	96.1%	100.1%	+ 4.2%	96.9%	98.3%	+ 1.5%
Days on Market Until Sale	48	15	- 69.1%	40	21	- 47.1%
Inventory of Homes for Sale	26	27	+ 3.8%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.9%	--	--	--

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

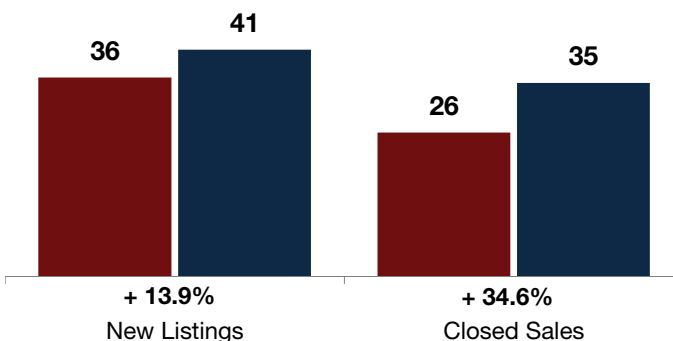
February

■ 2025 ■ 2026

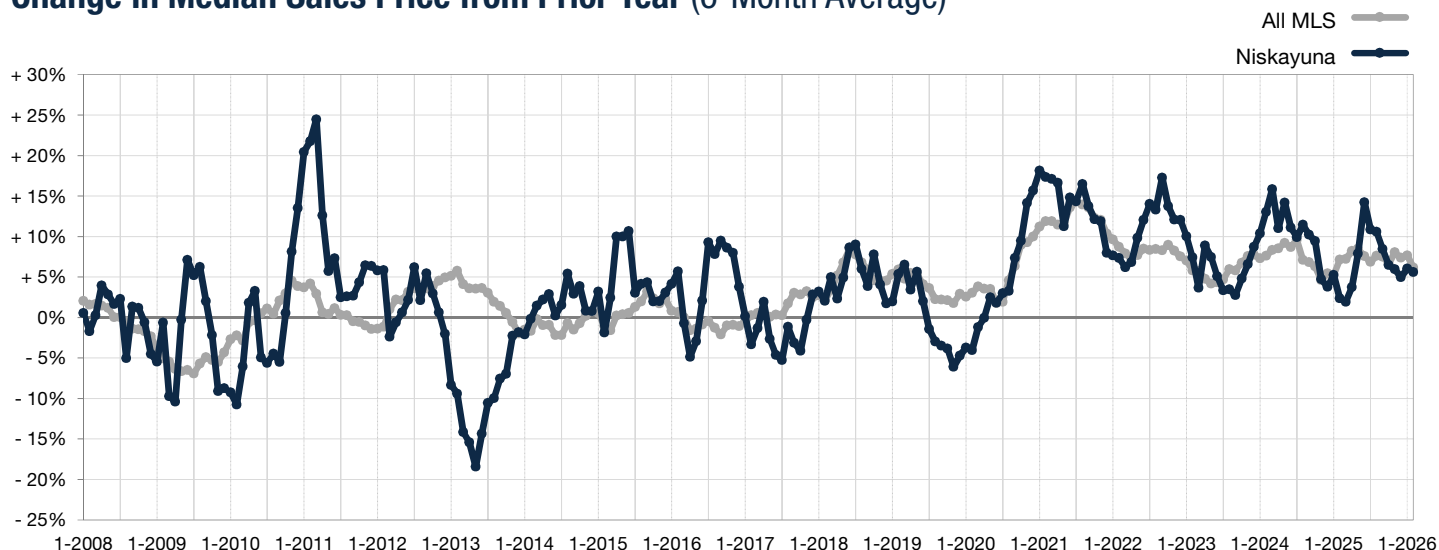


Year to Date

■ 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.