

Local Market Update – March 2026

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



Niskayuna

+ 8.7%

Change in
New Listings

- 9.5%

Change in
Closed Sales

- 15.3%

Change in
Median Sales Price

	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	23	25	+ 8.7%	59	67	+ 13.6%
Closed Sales	21	19	- 9.5%	47	56	+ 19.1%
Median Sales Price*	\$425,000	\$360,000	- 15.3%	\$409,000	\$388,500	- 5.0%
Percent of Original List Price Received*	101.1%	101.3%	+ 0.1%	98.8%	99.5%	+ 0.7%
Days on Market Until Sale	26	39	+ 47.0%	34	26	- 21.4%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 31.3%	--	--	--

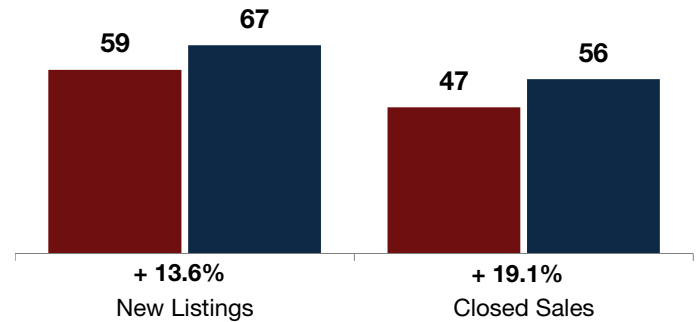
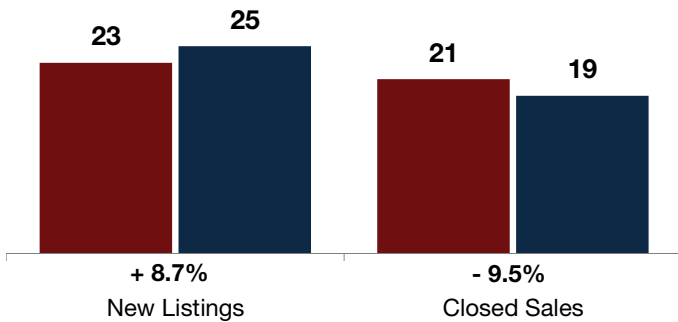
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

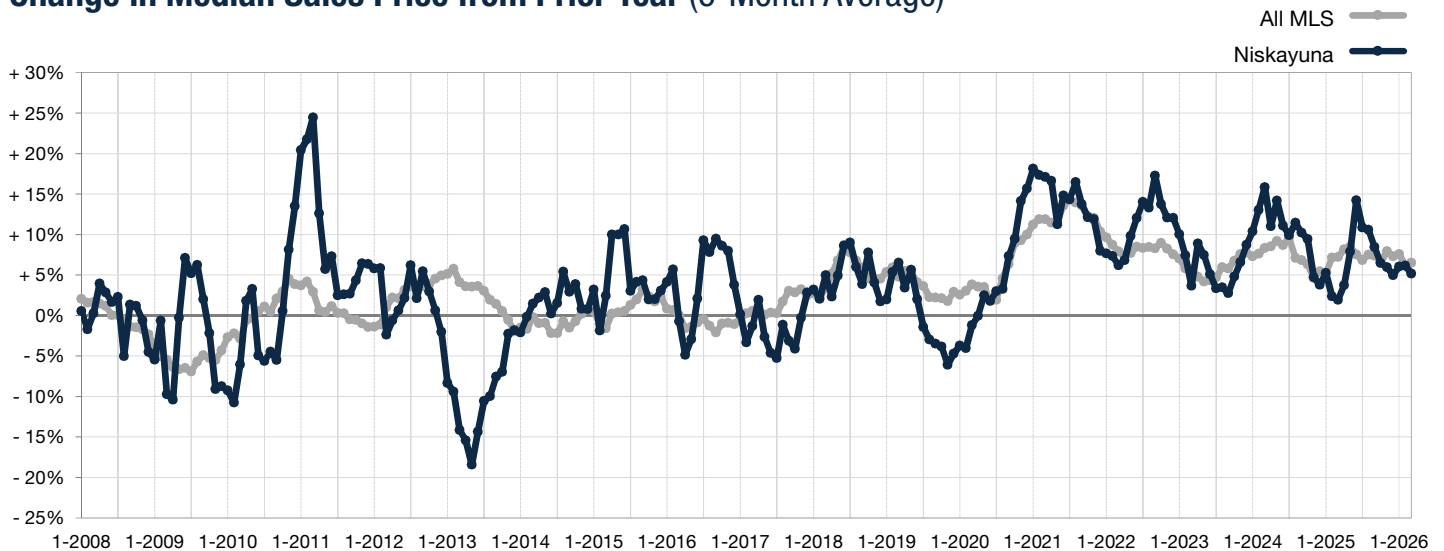
■ 2025 ■ 2026

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.