

Local Market Update – April 2026

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



Niskayuna

- 13.5%

+ 42.9%

- 11.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	37	32	- 13.5%	96	99	+ 3.1%
Closed Sales	14	20	+ 42.9%	61	77	+ 26.2%
Median Sales Price*	\$445,000	\$392,500	- 11.8%	\$410,000	\$389,000	- 5.1%
Percent of Original List Price Received*	102.4%	98.7%	- 3.6%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	17	25	+ 44.3%	30	26	- 14.0%
Inventory of Homes for Sale	27	28	+ 3.7%	--	--	--
Months Supply of Inventory	1.4	1.2	- 15.2%	--	--	--

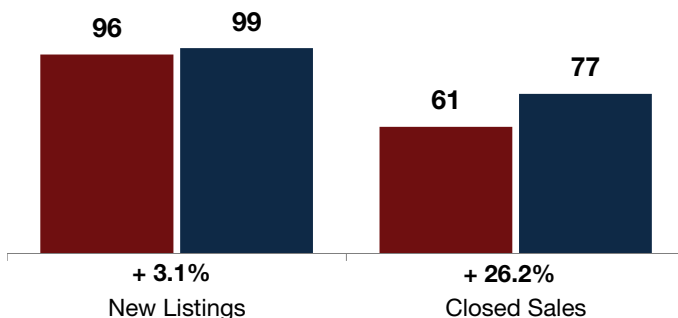
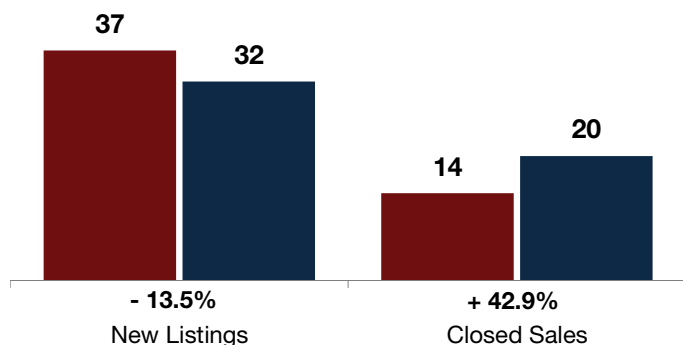
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

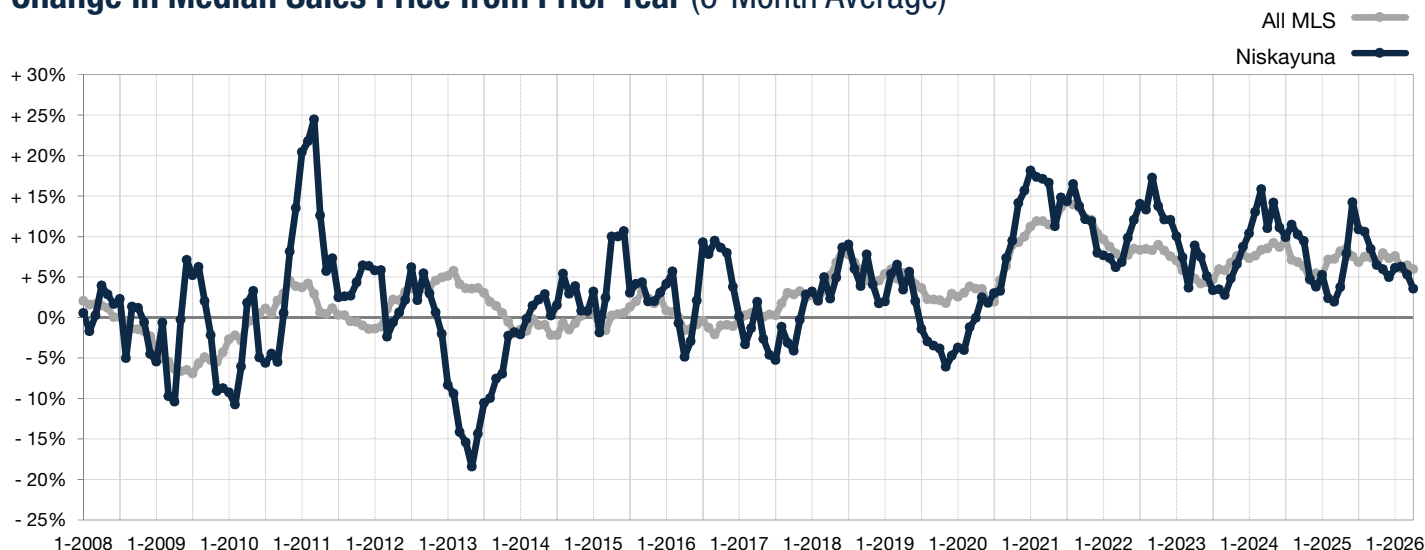
■ 2025 ■ 2026

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.