

# Local Market Update – April 2019

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



## Niskayuna

**- 9.2%**

Change in  
New Listings

**- 45.7%**

Change in  
Closed Sales

**- 3.6%**

Change in  
Median Sales Price

	April			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	65	59	- 9.2%	164	181	+ 10.4%
Closed Sales	35	19	- 45.7%	95	85	- 10.5%
Median Sales Price*	\$248,900	<b>\$239,900</b>	- 3.6%	\$242,500	<b>\$247,500</b>	+ 2.1%
Percent of Original List Price Received*	96.6%	<b>95.2%</b>	- 1.4%	93.8%	<b>93.9%</b>	+ 0.1%
Days on Market Until Sale	51	<b>63</b>	+ 23.2%	71	<b>64</b>	- 10.1%
Inventory of Homes for Sale	89	<b>115</b>	+ 29.2%	--	--	--
Months Supply of Inventory	2.8	<b>3.6</b>	+ 27.9%	--	--	--

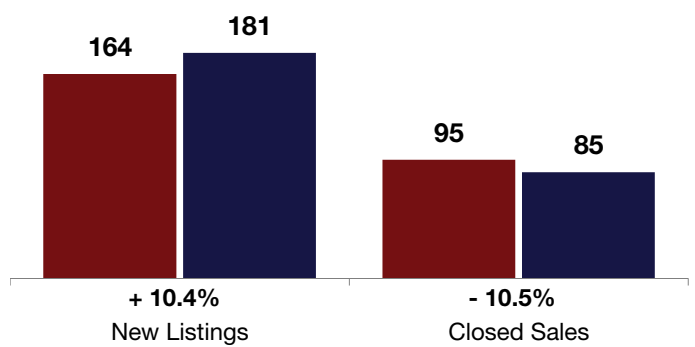
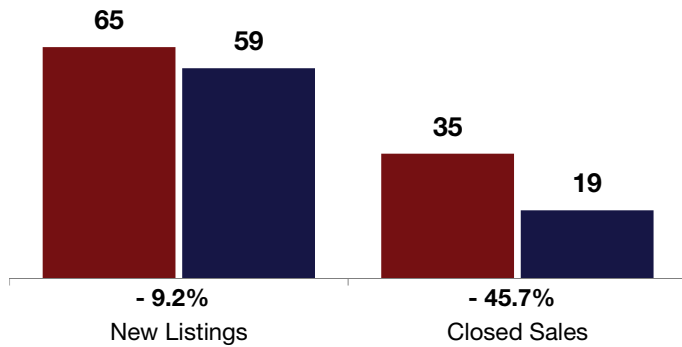
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

■ 2018 ■ 2019

### Year to Date

■ 2018 ■ 2019



### 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.