

Local Market Update – February 2020

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



Niskayuna

+ 42.3%

- 21.1%

+ 3.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

February

Year to Date

	2019	2020	+ / -	2019	2020	+ / -
New Listings	26	37	+ 42.3%	70	77	+ 10.0%
Closed Sales	19	15	- 21.1%	43	34	- 20.9%
Median Sales Price*	\$290,000	\$300,000	+ 3.4%	\$265,000	\$275,000	+ 3.8%
Percent of Original List Price Received*	93.0%	92.5%	- 0.5%	94.2%	93.5%	- 0.7%
Days on Market Until Sale	91	78	- 14.6%	66	61	- 7.9%
Inventory of Homes for Sale	114	84	- 26.3%	--	--	--
Months Supply of Inventory	3.6	2.6	- 27.3%	--	--	--

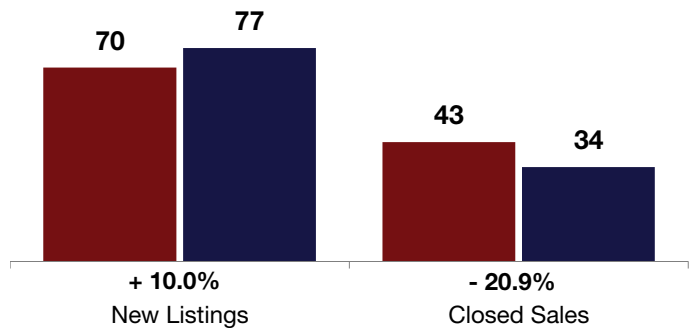
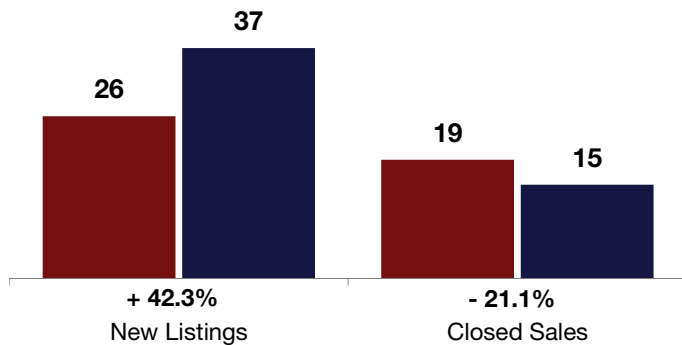
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

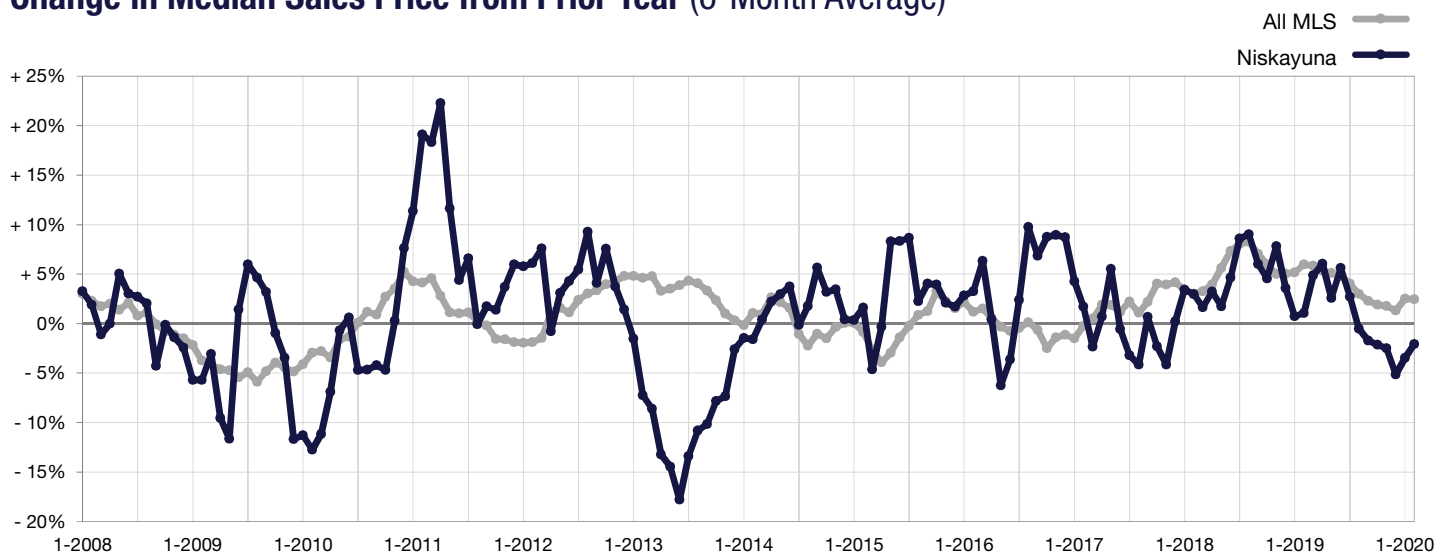
■ 2019 ■ 2020

Year to Date

■ 2019 ■ 2020



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.