

Local Market Update – May 2020

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



Niskayuna

- 22.2%

Change in
New Listings

- 58.1%

Change in
Closed Sales

+ 5.7%

Change in
Median Sales Price

	May			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	63	49	- 22.2%	245	179	- 26.9%
Closed Sales	43	18	- 58.1%	130	96	- 26.2%
Median Sales Price*	\$265,000	\$280,045	+ 5.7%	\$249,450	\$267,500	+ 7.2%
Percent of Original List Price Received*	94.2%	96.1%	+ 2.1%	94.1%	95.6%	+ 1.6%
Days on Market Until Sale	47	39	- 15.7%	57	48	- 15.6%
Inventory of Homes for Sale	127	87	- 31.5%	--	--	--
Months Supply of Inventory	4.1	3.1	- 23.5%	--	--	--

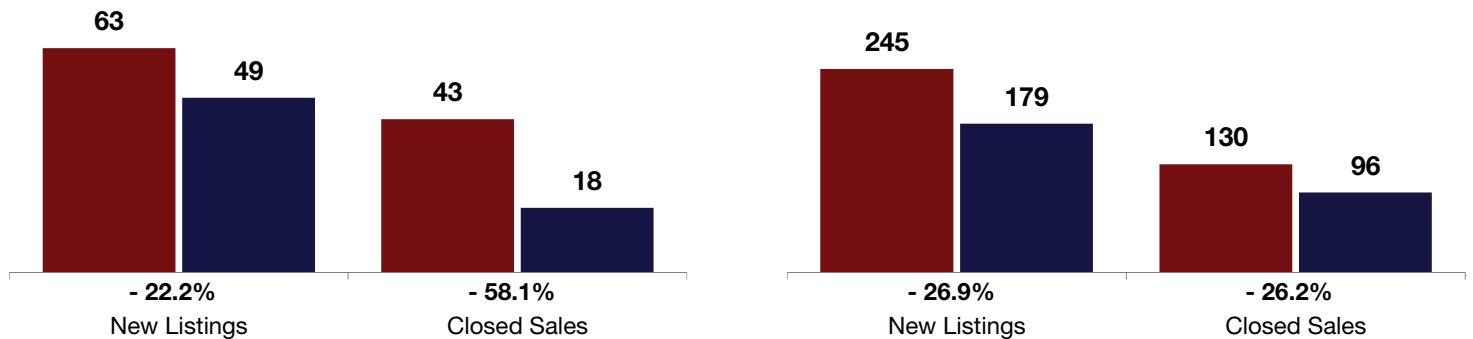
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

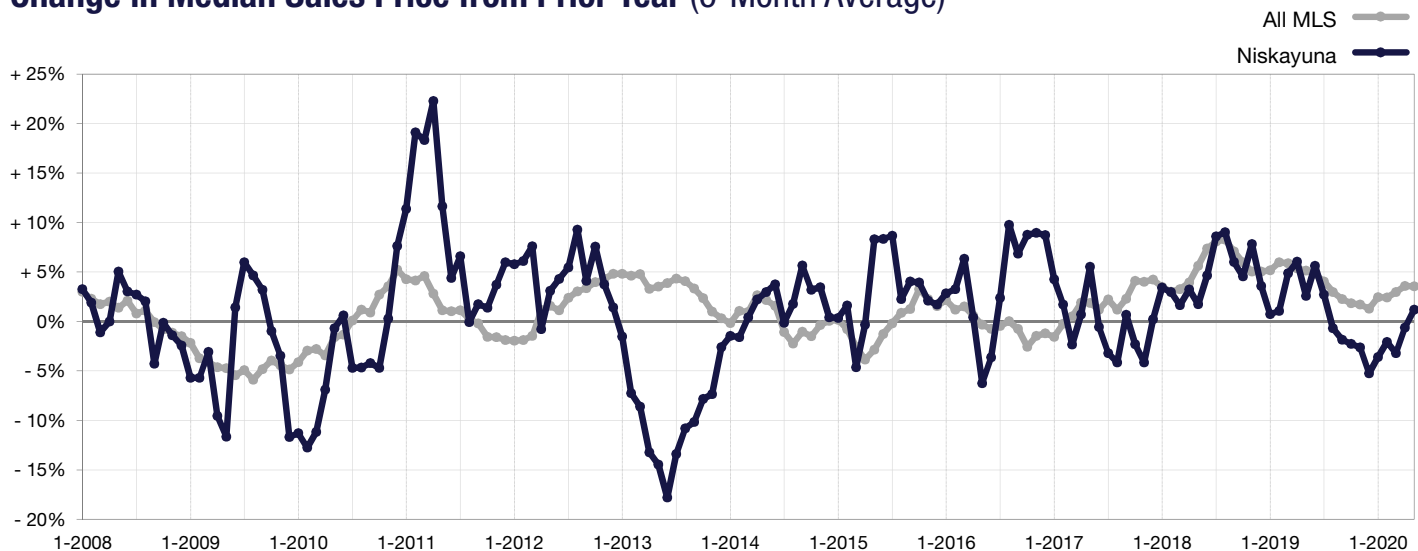
■ 2019 ■ 2020

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.