

Local Market Update – November 2019

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



Niskayuna

- 22.6%

Change in
New Listings

- 43.6%

Change in
Closed Sales

- 10.0%

Change in
Median Sales Price

	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	31	24	- 22.6%	533	516	- 3.2%
Closed Sales	39	22	- 43.6%	360	335	- 6.9%
Median Sales Price*	\$264,000	\$237,500	- 10.0%	\$260,000	\$255,000	- 1.9%
Percent of Original List Price Received*	91.4%	94.1%	+ 3.0%	95.1%	94.7%	- 0.4%
Days on Market Until Sale	90	41	- 54.1%	53	49	- 6.7%
Inventory of Homes for Sale	124	101	- 18.5%	--	--	--
Months Supply of Inventory	3.8	3.3	- 13.3%	--	--	--

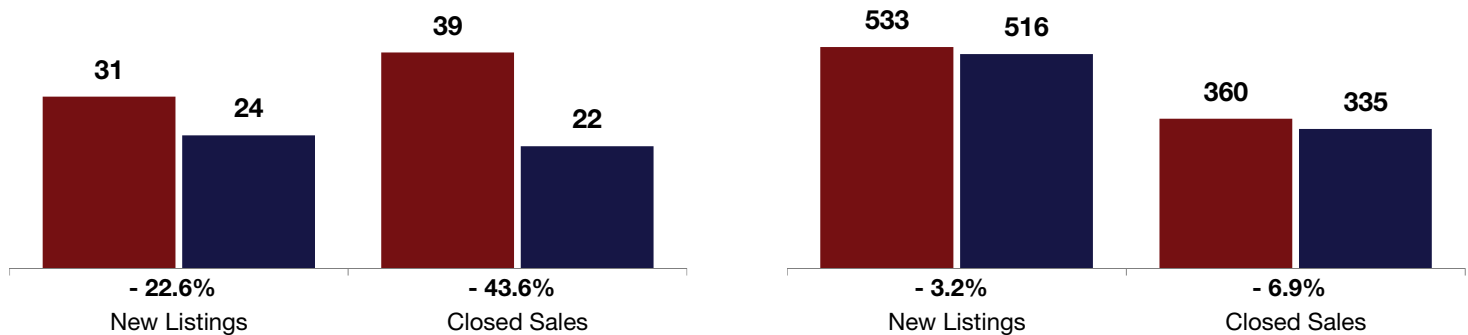
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

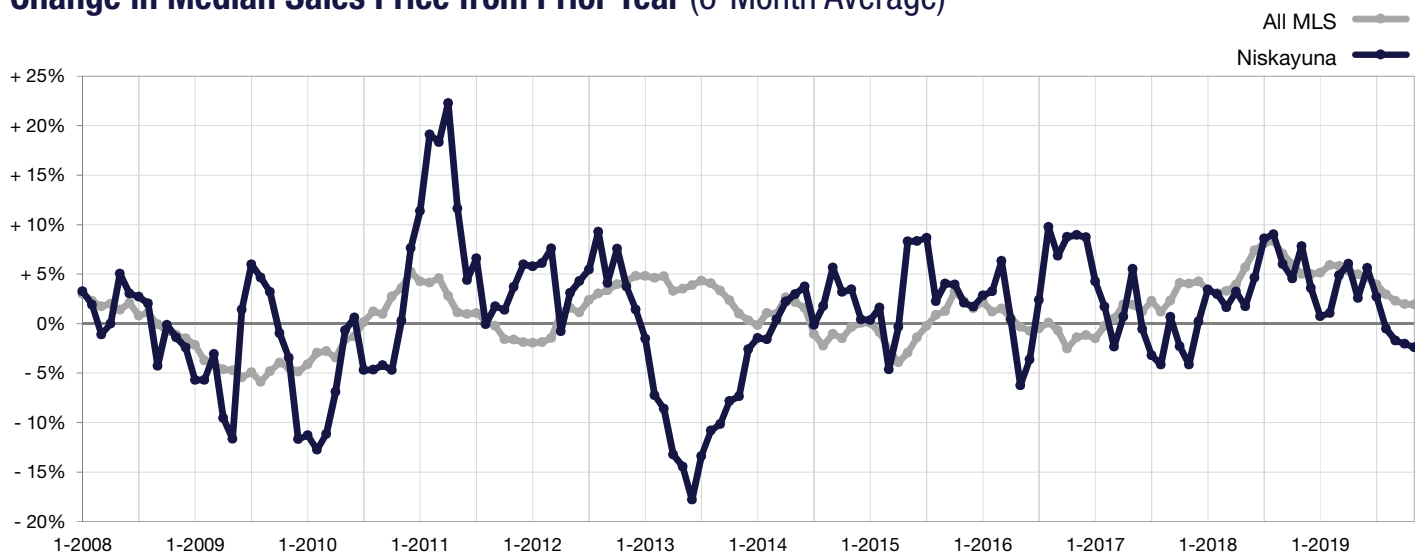
■ 2018 ■ 2019

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.