

Local Market Update – July 2020

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



Town of Guilderland

+ 7.3%

Change in
New Listings

- 24.5%

Change in
Closed Sales

+ 0.5%

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	55	59	+ 7.3%	382	305	- 20.2%
Closed Sales	49	37	- 24.5%	220	180	- 18.2%
Median Sales Price*	\$257,000	\$258,300	+ 0.5%	\$259,950	\$263,000	+ 1.2%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	96.2%	96.8%	+ 0.6%
Days on Market Until Sale	32	38	+ 18.3%	42	47	+ 11.0%
Inventory of Homes for Sale	142	84	- 40.8%	--	--	--
Months Supply of Inventory	4.3	2.5	- 41.9%	--	--	--

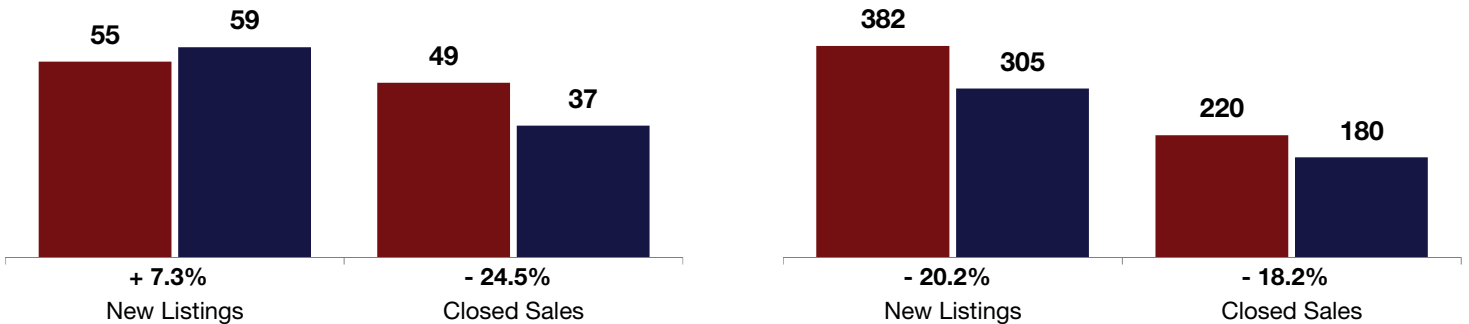
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

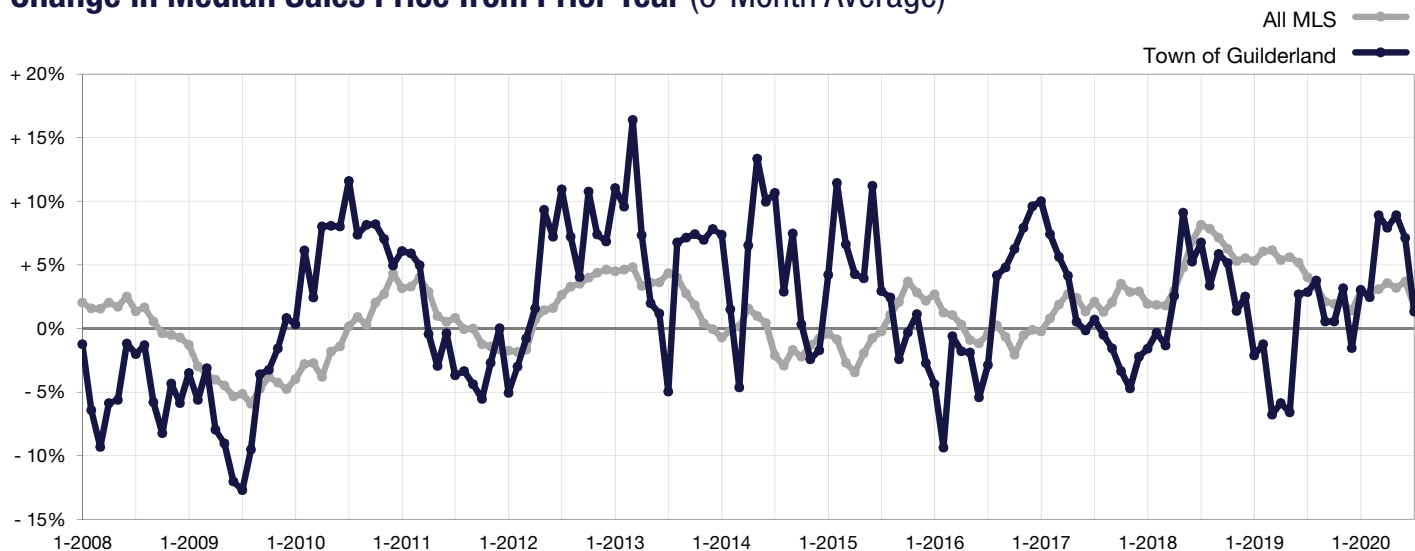
■ 2019 ■ 2020

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.