

Local Market Update – August 2020

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



Town of Guilderland

+ 11.3%

- 28.3%

+ 15.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	53	59	+ 11.3%	435	364	- 16.3%
Closed Sales	53	38	- 28.3%	273	219	- 19.8%
Median Sales Price*	\$244,000	\$282,500	+ 15.8%	\$257,500	\$266,000	+ 3.3%
Percent of Original List Price Received*	97.0%	99.5%	+ 2.6%	96.4%	97.3%	+ 1.0%
Days on Market Until Sale	44	24	- 46.0%	43	43	+ 0.8%
Inventory of Homes for Sale	135	71	- 47.4%	--	--	--
Months Supply of Inventory	4.1	2.0	- 49.7%	--	--	--

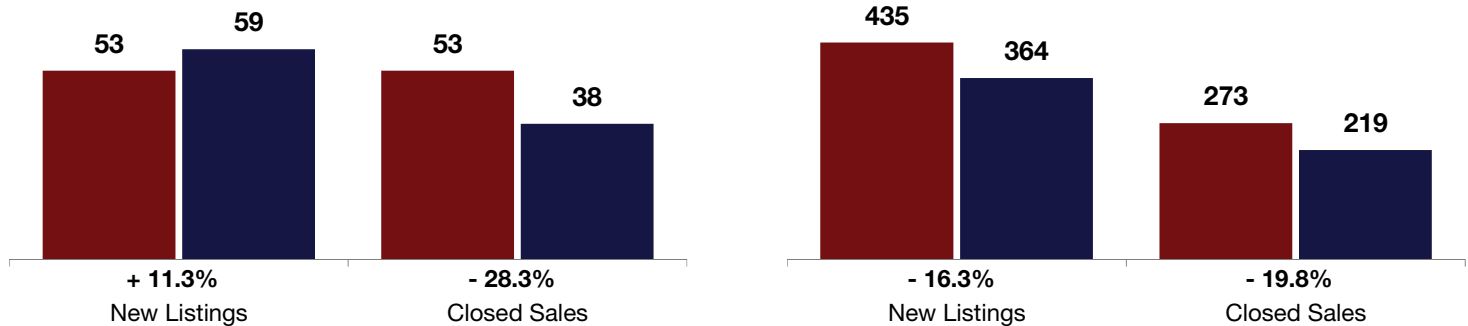
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

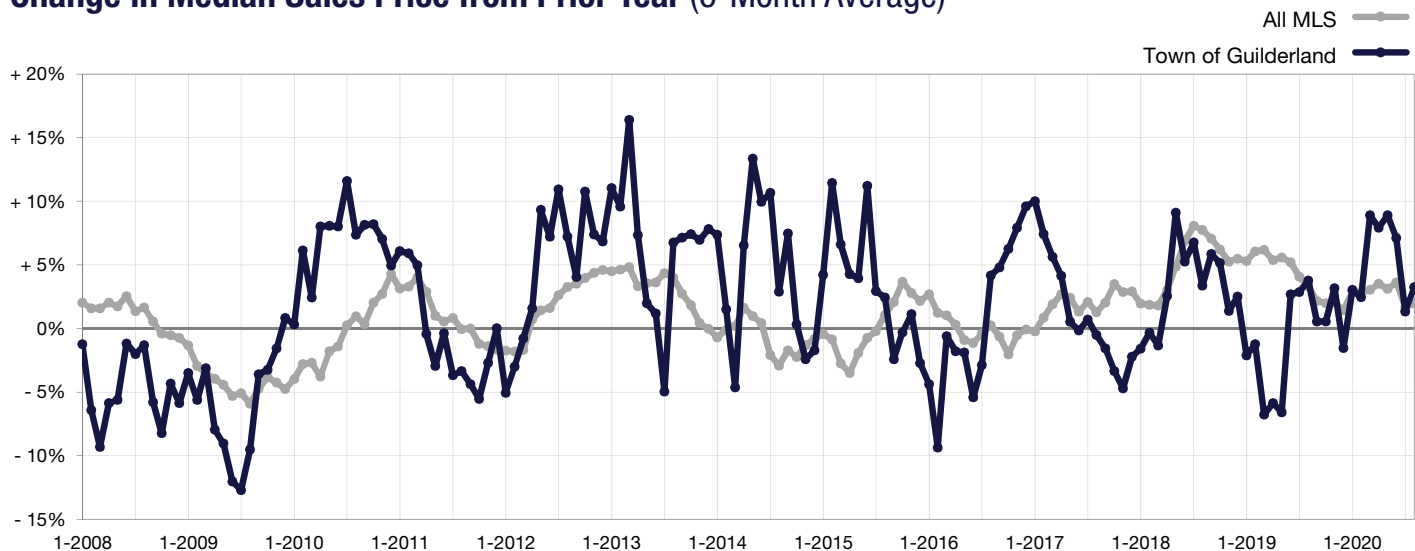
■ 2019 ■ 2020

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.