

Local Market Update – October 2020

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



Town of Guilderland

- 15.7%

+ 48.7%

+ 19.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	51	43	- 15.7%	529	466	- 11.9%
Closed Sales	39	58	+ 48.7%	354	335	- 5.4%
Median Sales Price*	\$254,000	\$303,500	+ 19.5%	\$255,000	\$275,000	+ 7.8%
Percent of Original List Price Received*	96.1%	98.4%	+ 2.3%	96.2%	97.8%	+ 1.6%
Days on Market Until Sale	40	25	- 36.7%	42	38	- 10.6%
Inventory of Homes for Sale	124	72	- 41.9%	--	--	--
Months Supply of Inventory	3.5	2.0	- 42.6%	--	--	--

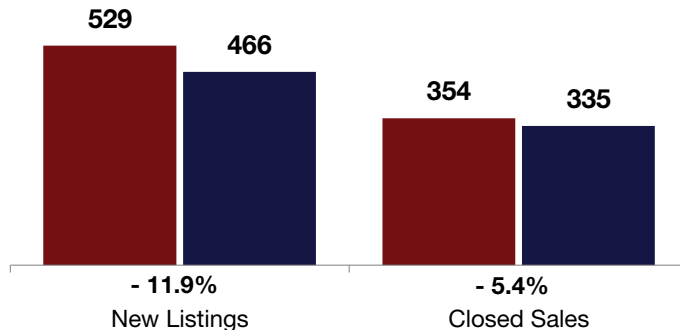
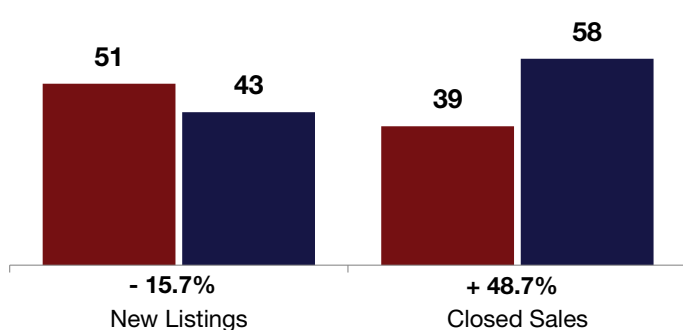
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

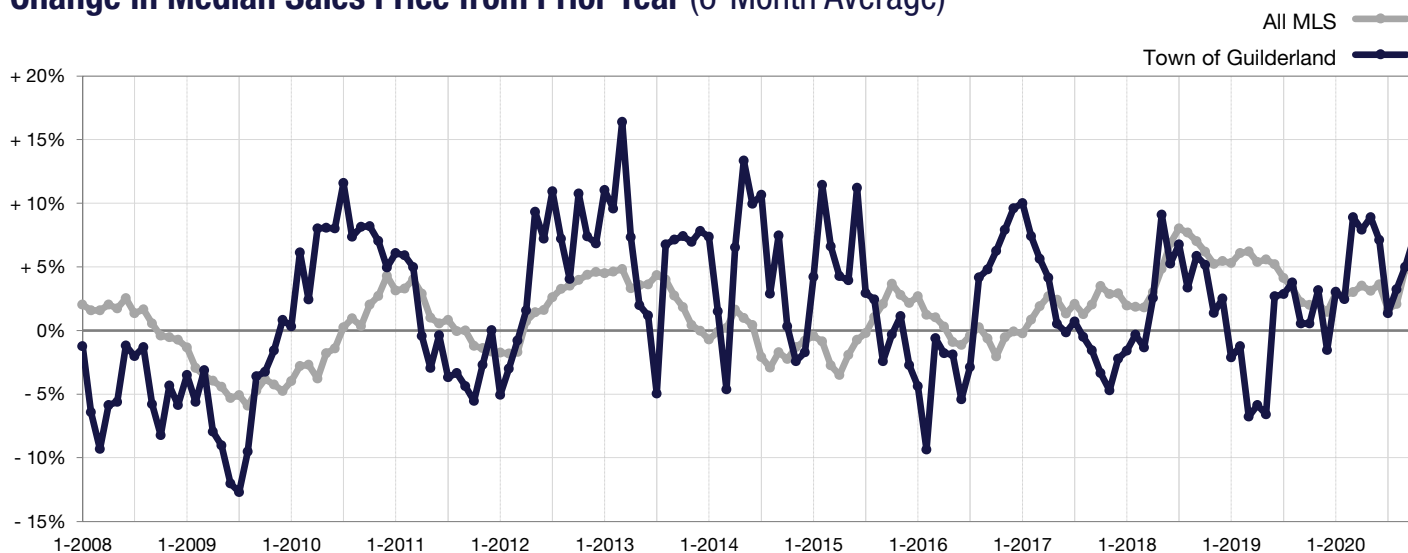
■ 2019 ■ 2020

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.