

Local Market Update – November 2020

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



Town of Guilderland

+ 36.4%

Change in
New Listings

+ 23.5%

Change in
Closed Sales

+ 13.4%

Change in
Median Sales Price

	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	22	30	+ 36.4%	551	496	- 10.0%
Closed Sales	34	42	+ 23.5%	388	377	- 2.8%
Median Sales Price*	\$245,000	\$277,750	+ 13.4%	\$255,000	\$275,500	+ 8.0%
Percent of Original List Price Received*	96.4%	99.0%	+ 2.7%	96.2%	97.9%	+ 1.7%
Days on Market Until Sale	44	25	- 44.8%	42	36	- 14.5%
Inventory of Homes for Sale	107	69	- 35.5%	--	--	--
Months Supply of Inventory	3.0	1.9	- 37.4%	--	--	--

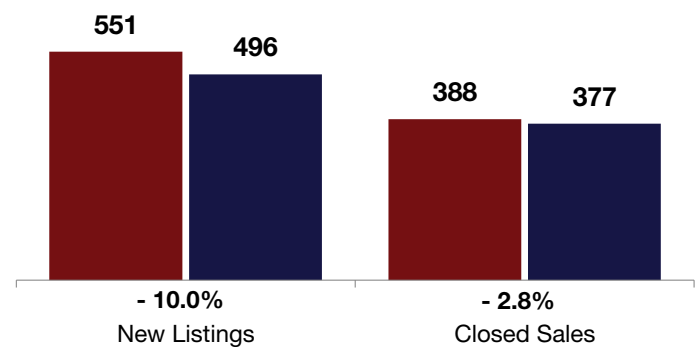
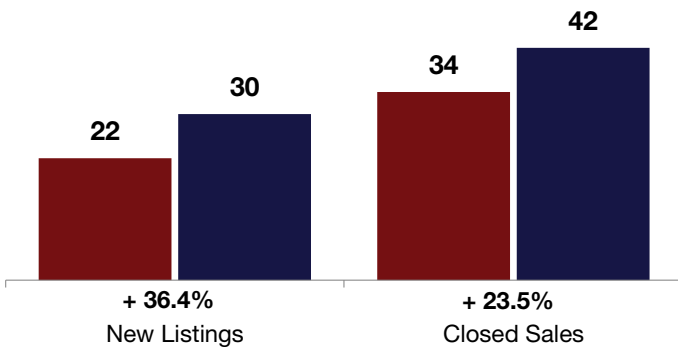
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

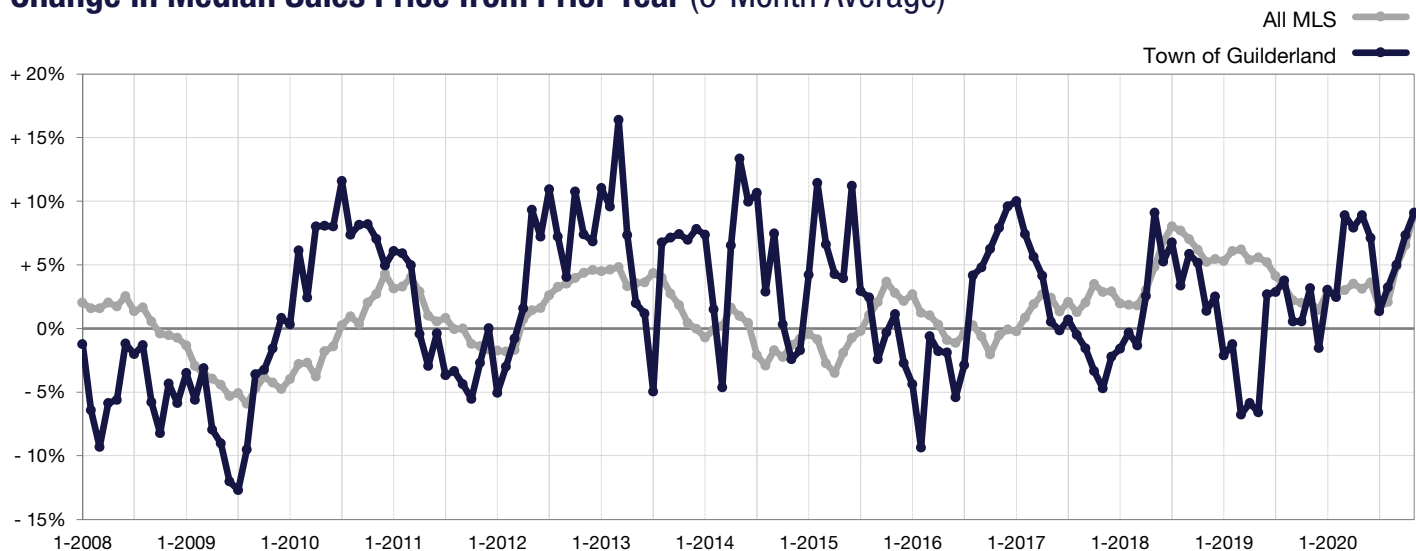
■ 2019 ■ 2020

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.