

Local Market Update – December 2020

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



Town of Guilderland

+ 47.4%

+ 13.9%

- 0.3%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	19	28	+ 47.4%	570	524	- 8.1%
Closed Sales	36	41	+ 13.9%	424	420	- 0.9%
Median Sales Price*	\$286,250	\$285,500	- 0.3%	\$258,250	\$277,500	+ 7.5%
Percent of Original List Price Received*	94.3%	96.2%	+ 2.0%	96.1%	97.7%	+ 1.7%
Days on Market Until Sale	60	32	- 46.7%	44	36	- 18.5%
Inventory of Homes for Sale	87	60	- 31.0%	--	--	--
Months Supply of Inventory	2.4	1.6	- 32.3%	--	--	--

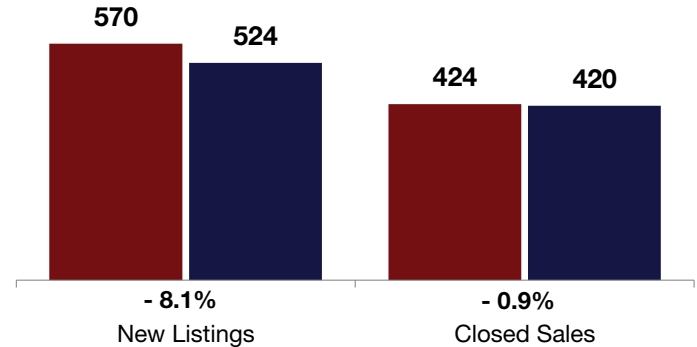
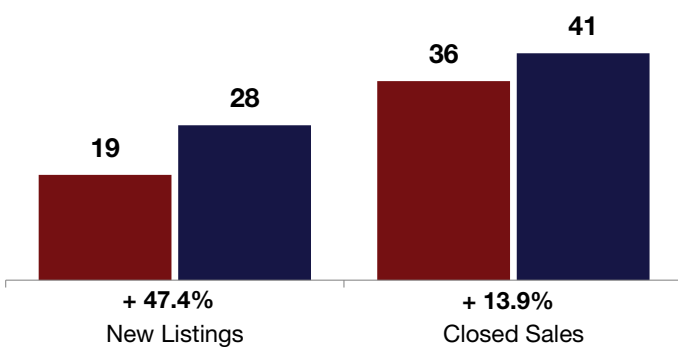
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

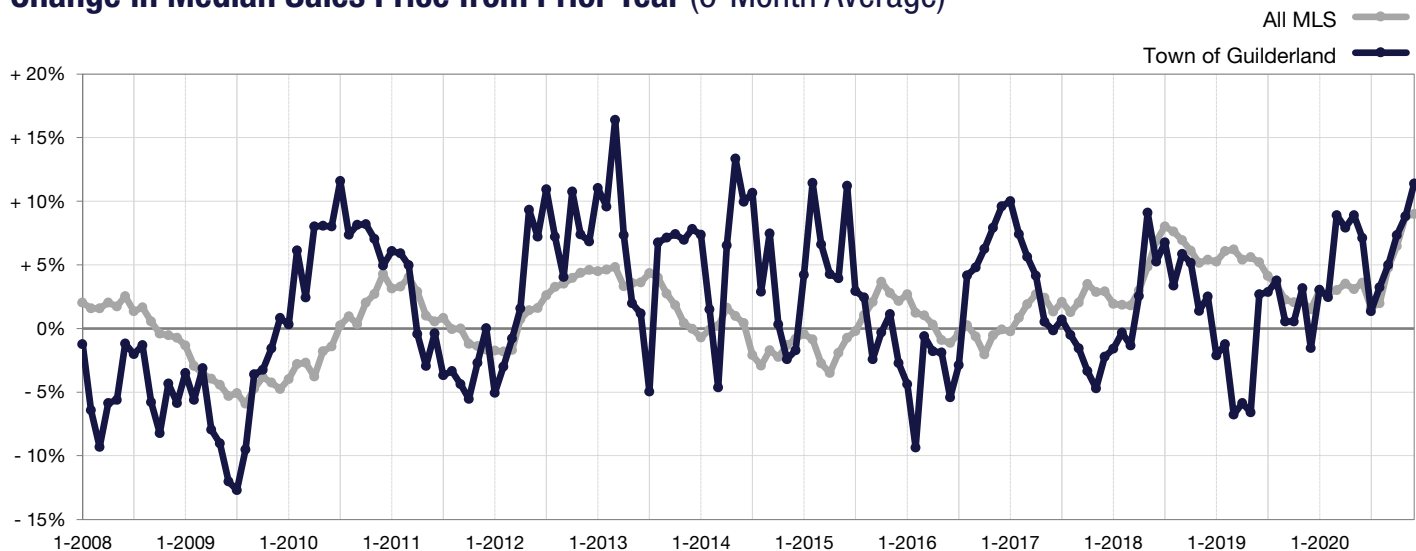
■ 2019 ■ 2020

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.