

Local Market Update – January 2021

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



Town of Guilderland

- 46.7%

+ 14.8%

+ 1.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	30	16	- 46.7%	30	16	- 46.7%
Closed Sales	27	31	+ 14.8%	27	31	+ 14.8%
Median Sales Price*	\$241,000	\$244,900	+ 1.6%	\$241,000	\$244,900	+ 1.6%
Percent of Original List Price Received*	96.0%	97.7%	+ 1.7%	96.0%	97.7%	+ 1.7%
Days on Market Until Sale	64	24	- 61.7%	64	24	- 61.7%
Inventory of Homes for Sale	85	48	- 43.5%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.9%	--	--	--

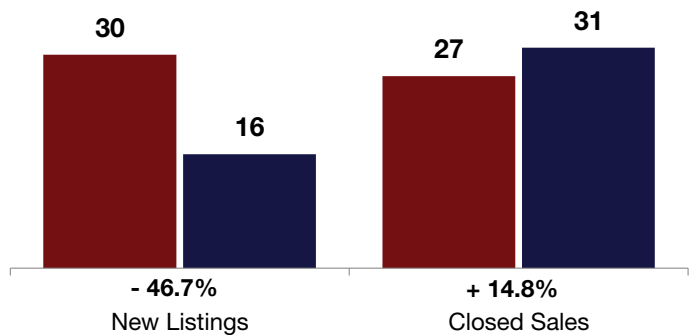
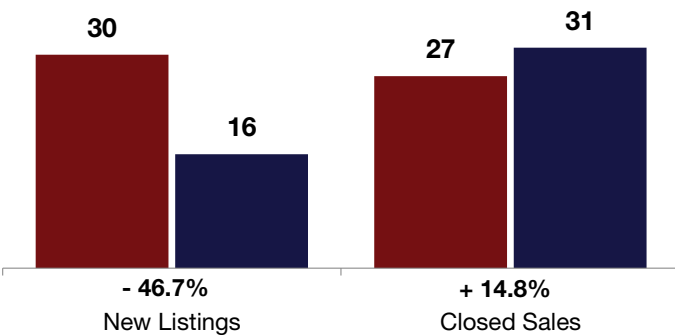
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

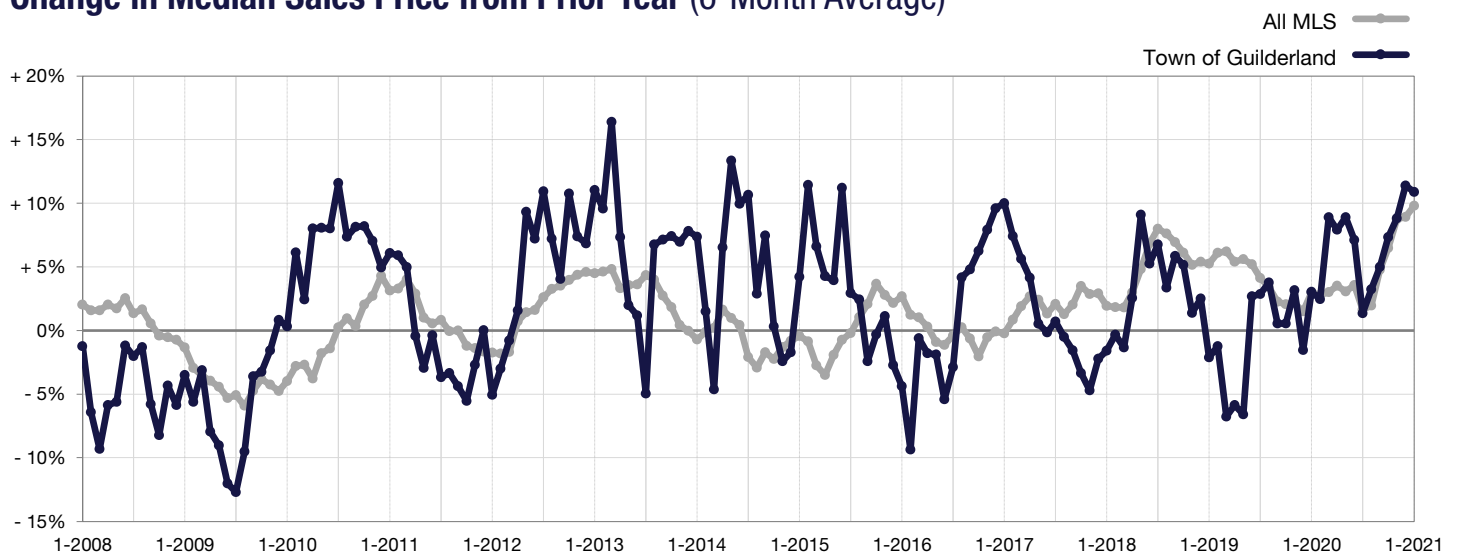
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.