

Local Market Update – February 2021

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



Town of Guilderland

- 36.1%

Change in
New Listings

- 15.0%

Change in
Closed Sales

+ 6.8%

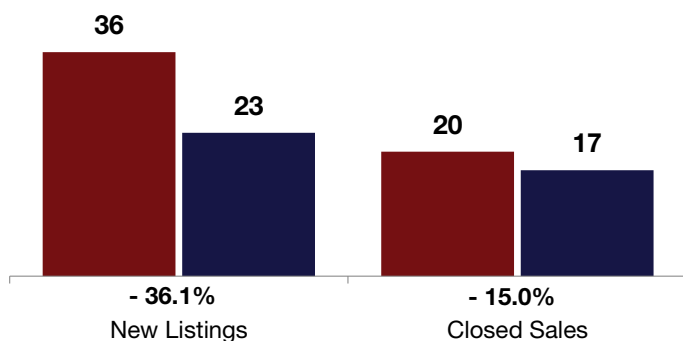
Change in
Median Sales Price

	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	36	23	- 36.1%	66	39	- 40.9%
Closed Sales	20	17	- 15.0%	47	48	+ 2.1%
Median Sales Price*	\$257,500	\$275,000	+ 6.8%	\$245,000	\$244,950	- 0.0%
Percent of Original List Price Received*	92.0%	100.2%	+ 8.9%	94.3%	98.6%	+ 4.5%
Days on Market Until Sale	79	30	- 61.9%	70	26	- 62.3%
Inventory of Homes for Sale	80	40	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.1	- 50.9%	--	--	--

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

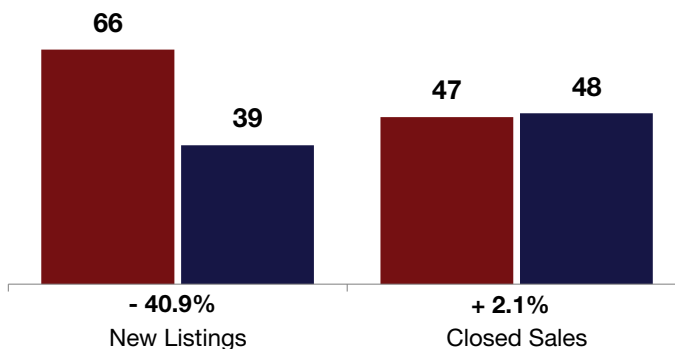
February

■ 2020 ■ 2021

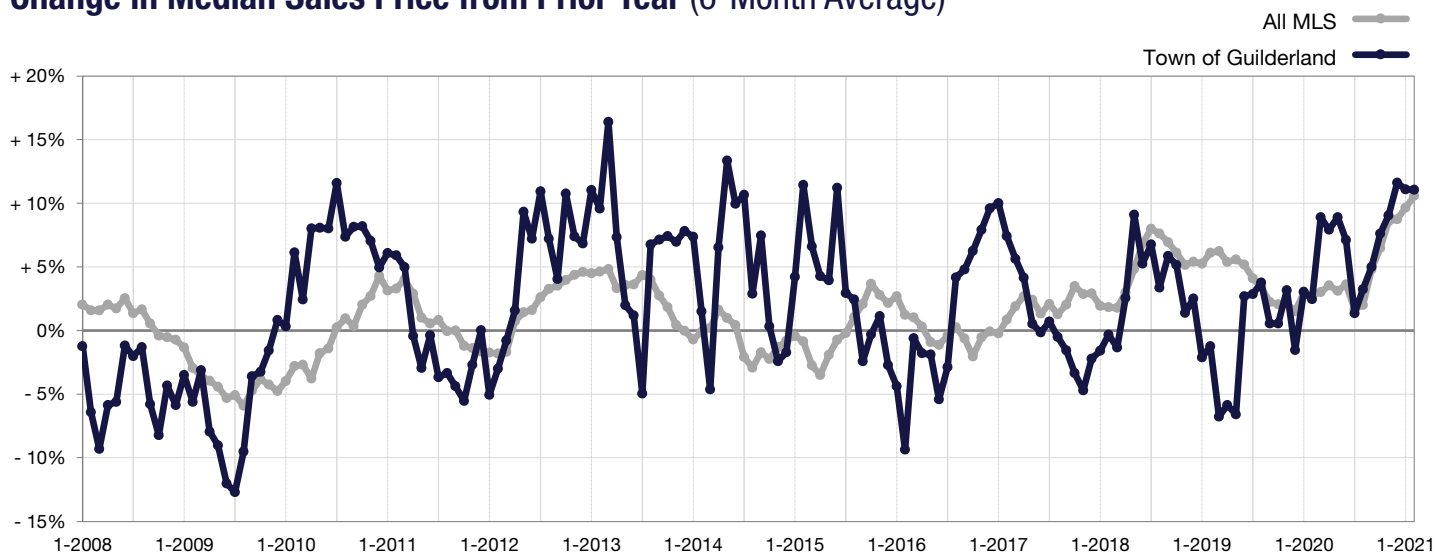


Year to Date

■ 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.