

Local Market Update – March 2021

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



Town of Guilderland

- 26.0%

+ 50.0%

+ 3.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	50	37	- 26.0%	116	77	- 33.6%
Closed Sales	18	27	+ 50.0%	65	76	+ 16.9%
Median Sales Price*	\$270,000	\$280,000	+ 3.7%	\$245,000	\$252,250	+ 3.0%
Percent of Original List Price Received*	96.0%	99.9%	+ 4.0%	94.8%	99.1%	+ 4.5%
Days on Market Until Sale	41	30	- 28.5%	62	28	- 55.1%
Inventory of Homes for Sale	99	38	- 61.6%	--	--	--
Months Supply of Inventory	2.8	1.0	- 63.7%	--	--	--

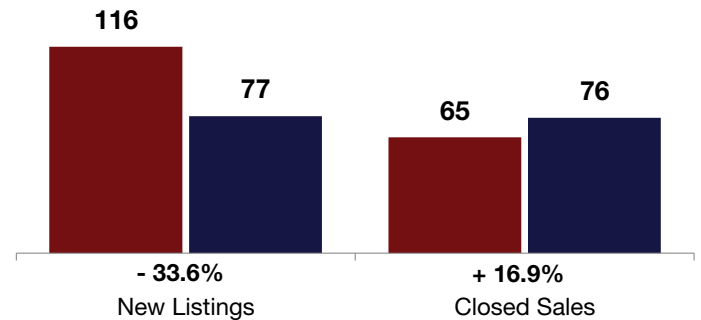
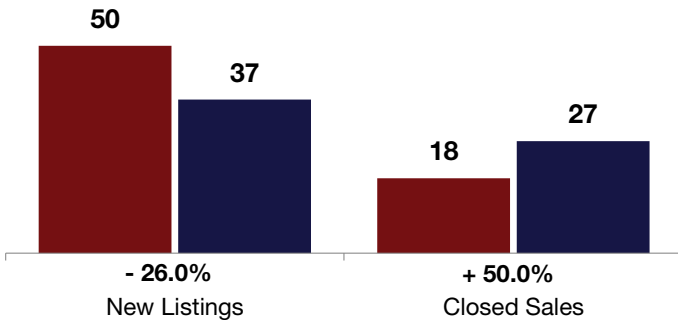
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

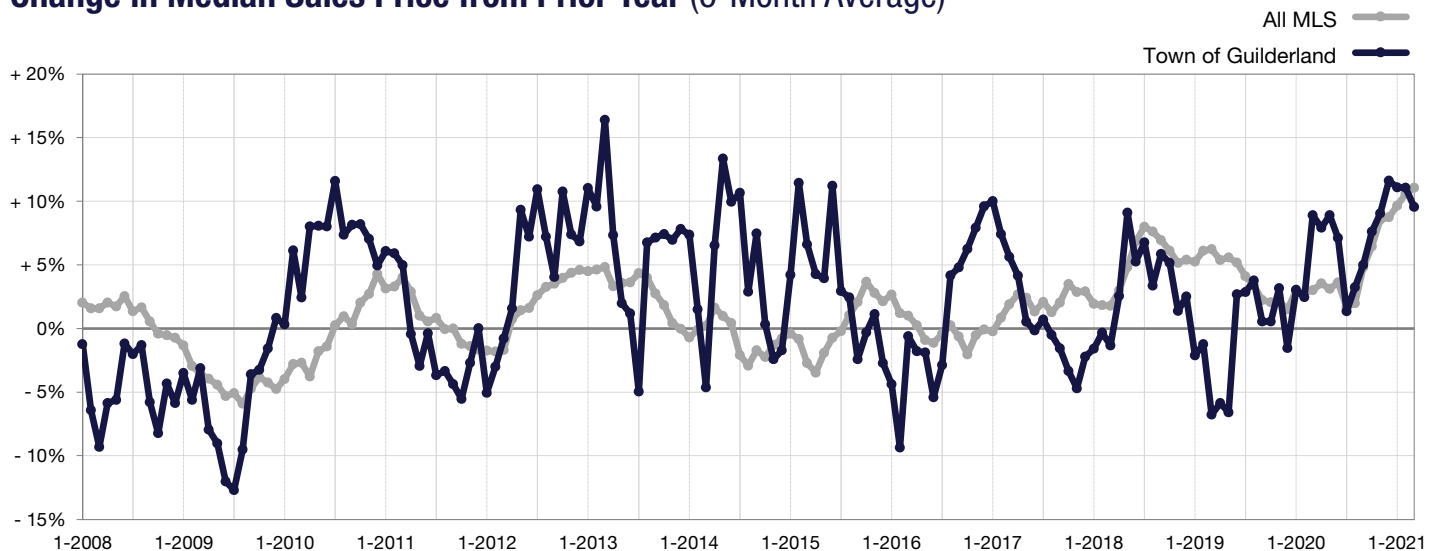
■ 2020 ■ 2021

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.