

Local Market Update – April 2021

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



Town of Guilderland

+ 100.0%

+ 15.0%

- 18.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	21	42	+ 100.0%	137	119	- 13.1%
Closed Sales	20	23	+ 15.0%	85	99	+ 16.5%
Median Sales Price*	\$324,000	\$265,000	- 18.2%	\$255,000	\$255,000	0.0%
Percent of Original List Price Received*	98.6%	100.0%	+ 1.4%	95.7%	99.3%	+ 3.8%
Days on Market Until Sale	58	25	- 56.1%	61	27	- 55.3%
Inventory of Homes for Sale	93	36	- 61.3%	--	--	--
Months Supply of Inventory	2.8	0.9	- 66.9%	--	--	--

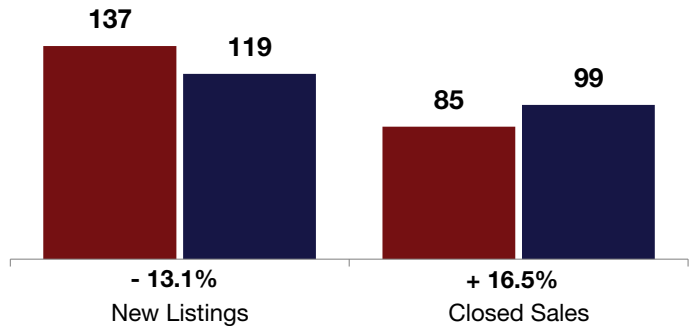
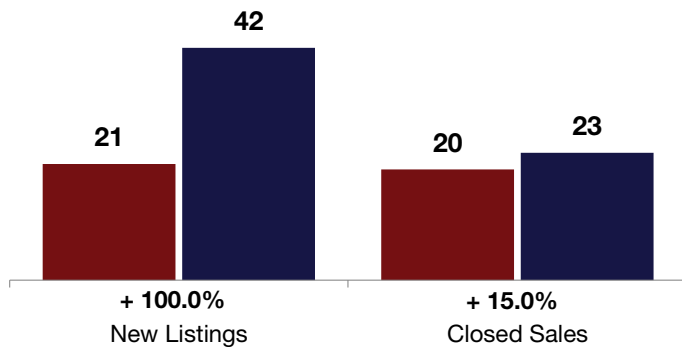
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

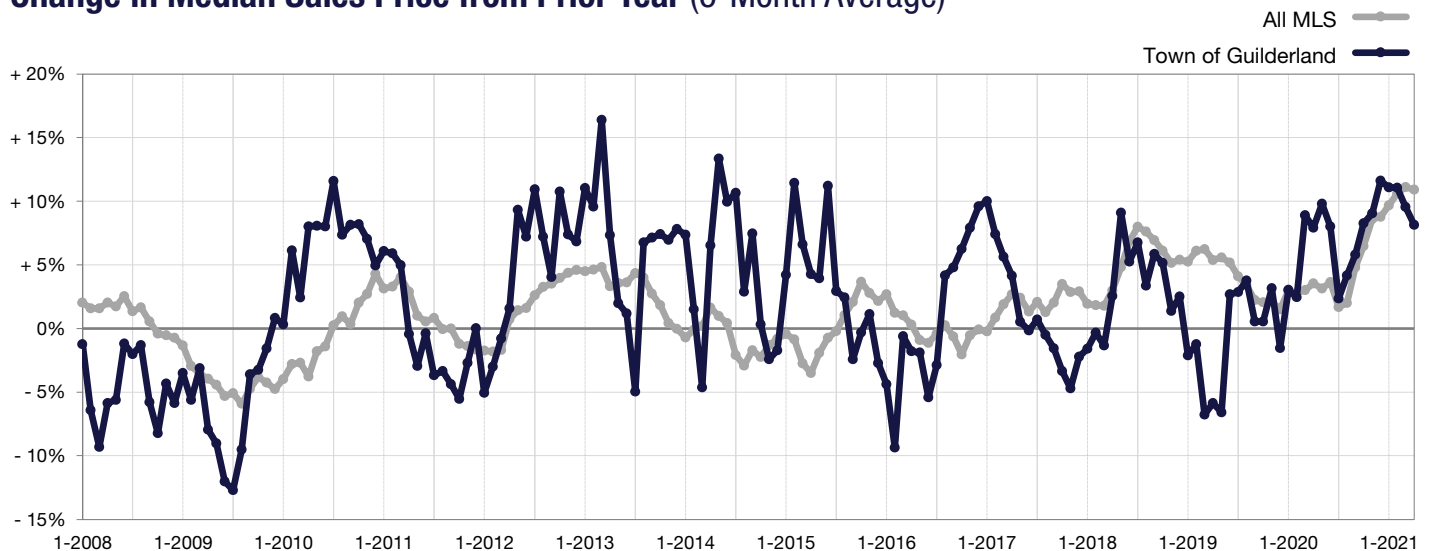
■ 2020 ■ 2021

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.