

Local Market Update – May 2021

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



Town of Guilderland

+ 26.2%

- 21.2%

+ 19.4%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	42	53	+ 26.2%	179	172	- 3.9%
Closed Sales	33	26	- 21.2%	118	125	+ 5.9%
Median Sales Price*	\$284,000	\$339,000	+ 19.4%	\$263,000	\$266,000	+ 1.1%
Percent of Original List Price Received*	98.7%	101.8%	+ 3.1%	96.5%	99.8%	+ 3.4%
Days on Market Until Sale	24	25	+ 5.4%	51	27	- 46.9%
Inventory of Homes for Sale	83	39	- 53.0%	--	--	--
Months Supply of Inventory	2.5	1.0	- 60.0%	--	--	--

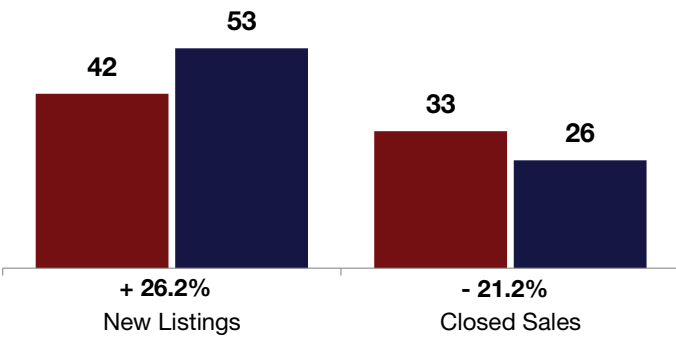
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

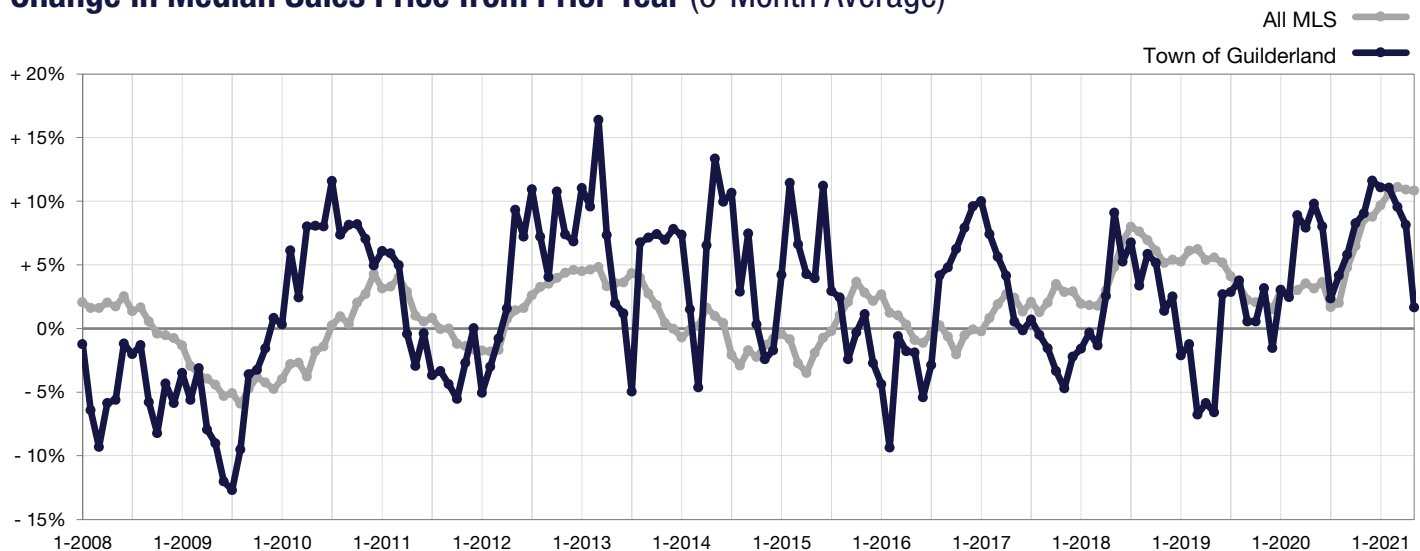
■ 2020 ■ 2021

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.