

Local Market Update – June 2021

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



Town of Guilderland

+ 1.5%

Change in
New Listings

+ 44.4%

Change in
Closed Sales

+ 12.8%

Change in
Median Sales Price

	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	67	68	+ 1.5%	246	240	- 2.4%
Closed Sales	27	39	+ 44.4%	145	164	+ 13.1%
Median Sales Price*	\$266,000	\$300,000	+ 12.8%	\$265,000	\$270,750	+ 2.2%
Percent of Original List Price Received*	97.6%	102.6%	+ 5.2%	96.7%	100.5%	+ 3.9%
Days on Market Until Sale	39	16	- 58.8%	48	24	- 49.8%
Inventory of Homes for Sale	81	51	- 37.0%	--	--	--
Months Supply of Inventory	2.4	1.3	- 46.1%	--	--	--

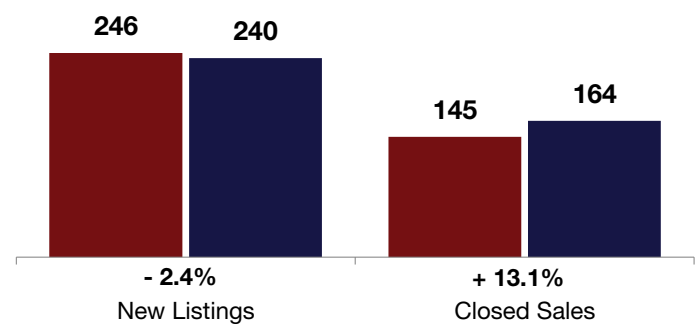
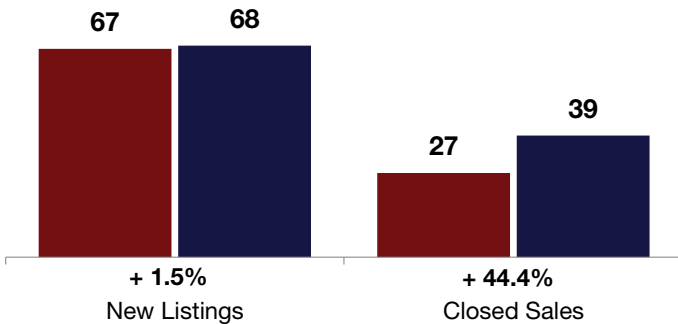
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

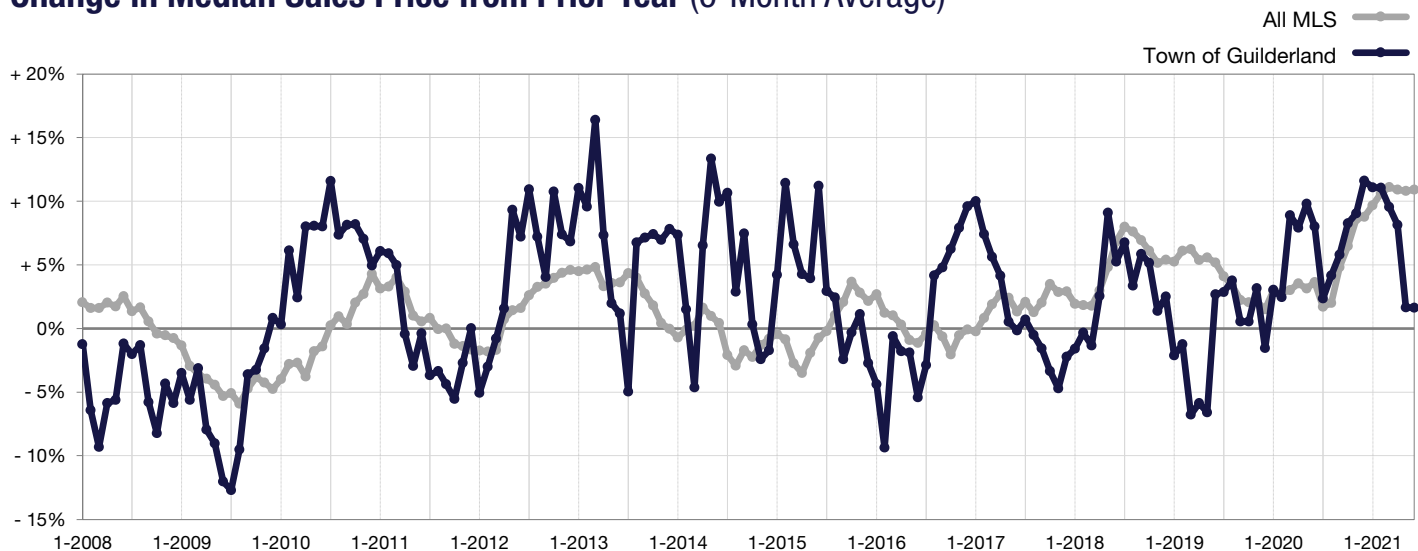
■ 2020 ■ 2021

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.