

Local Market Update – July 2021

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



Town of Guilderland

- 18.3%

+ 23.7%

+ 14.6%

Change in
New Listings

Change in
Closed Sales

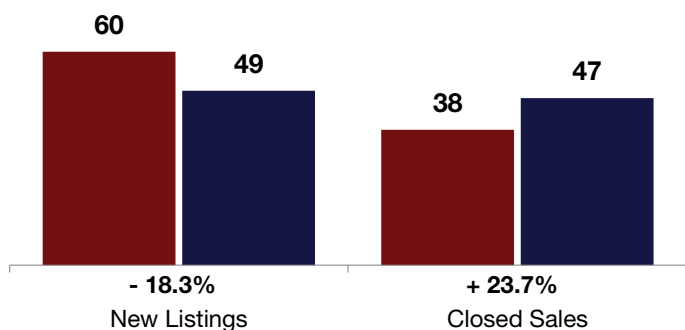
Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	60	49	- 18.3%	306	290	- 5.2%
Closed Sales	38	47	+ 23.7%	183	214	+ 16.9%
Median Sales Price*	\$266,150	\$305,000	+ 14.6%	\$265,000	\$280,000	+ 5.7%
Percent of Original List Price Received*	97.4%	101.8%	+ 4.5%	96.9%	100.8%	+ 4.0%
Days on Market Until Sale	39	11	- 72.7%	46	21	- 54.7%
Inventory of Homes for Sale	84	53	- 36.9%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.2%	--	--	--

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

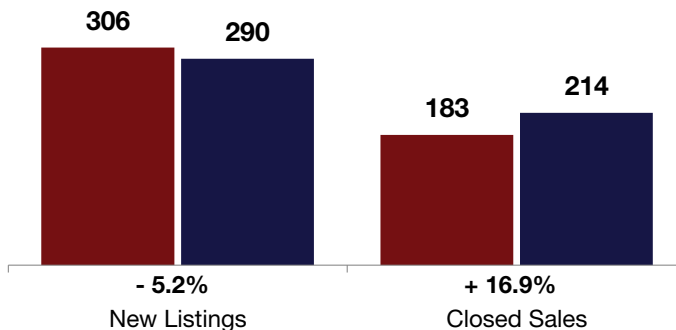
July

■ 2020 ■ 2021

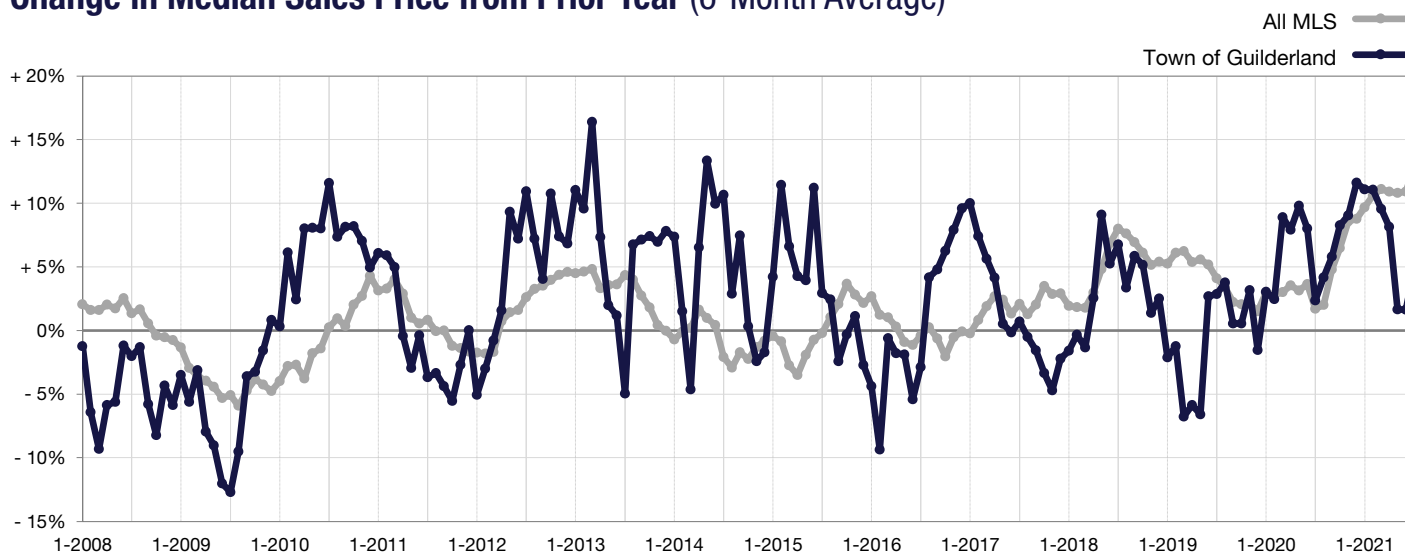


Year to Date

■ 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.