

# Local Market Update – August 2021

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



## Town of Guilderland

**- 10.2%**

Change in  
New Listings

**+ 7.9%**

Change in  
Closed Sales

**+ 27.4%**

Change in  
Median Sales Price

	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	59	53	- 10.2%	365	343	- 6.0%
Closed Sales	38	41	+ 7.9%	221	257	+ 16.3%
Median Sales Price*	\$282,500	\$360,000	+ 27.4%	\$270,000	\$297,500	+ 10.2%
Percent of Original List Price Received*	99.5%	102.3%	+ 2.9%	97.3%	101.0%	+ 3.8%
Days on Market Until Sale	24	11	- 52.4%	43	19	- 54.5%
Inventory of Homes for Sale	66	63	- 4.5%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.2%	--	--	--

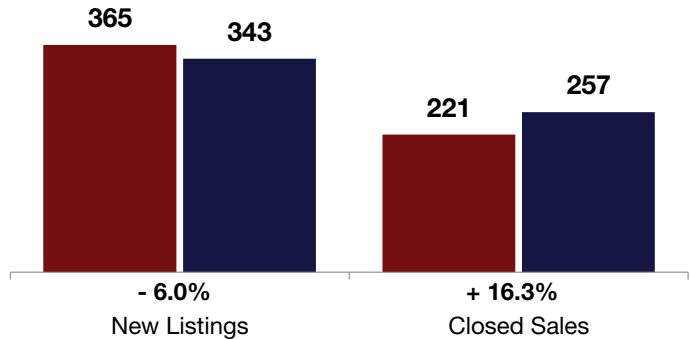
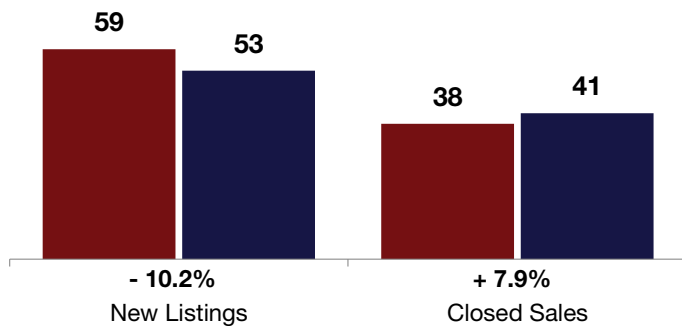
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

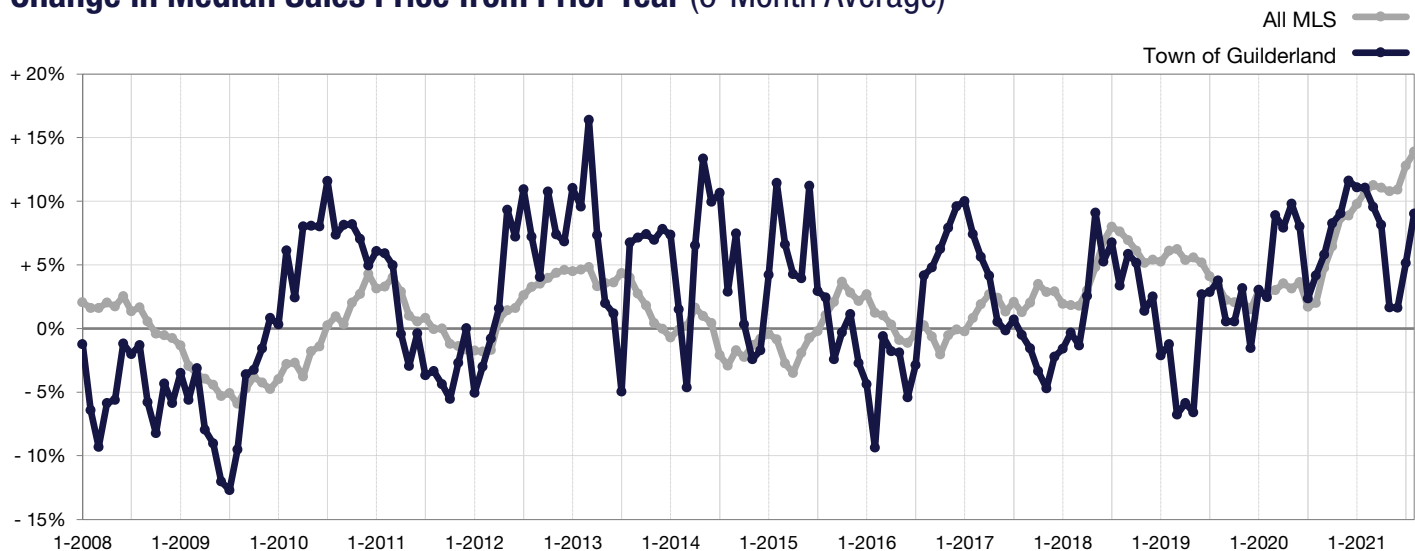
■ 2020 ■ 2021

### 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.