

Local Market Update – October 2021

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



Town of Guilderland

+ 2.3%

Change in
New Listings

- 39.0%

Change in
Closed Sales

+ 1.3%

Change in
Median Sales Price

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	43	44	+ 2.3%	467	435	- 6.9%
Closed Sales	59	36	- 39.0%	338	348	+ 3.0%
Median Sales Price*	\$300,000	\$303,750	+ 1.3%	\$276,250	\$301,000	+ 9.0%
Percent of Original List Price Received*	98.4%	100.7%	+ 2.4%	97.8%	101.1%	+ 3.4%
Days on Market Until Sale	25	15	- 38.4%	37	18	- 50.9%
Inventory of Homes for Sale	70	51	- 27.1%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.8%	--	--	--

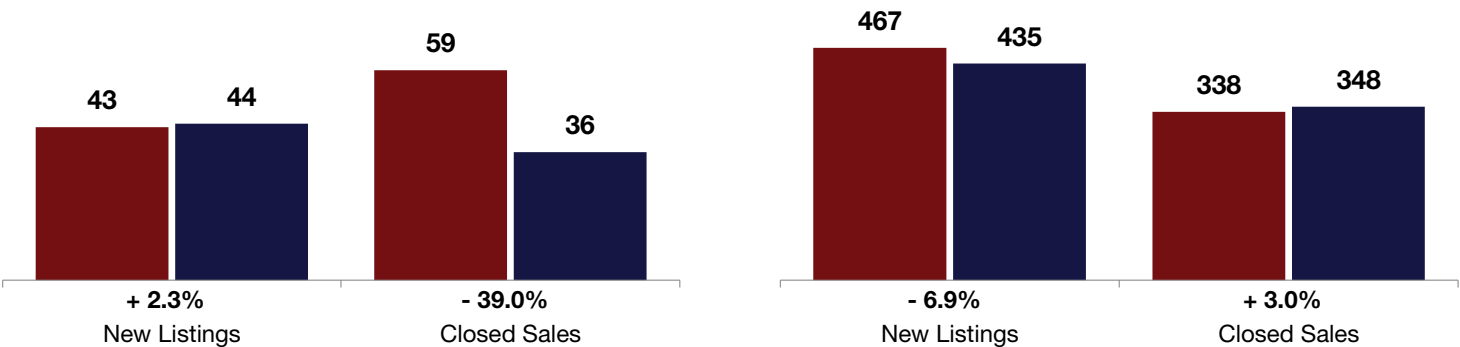
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

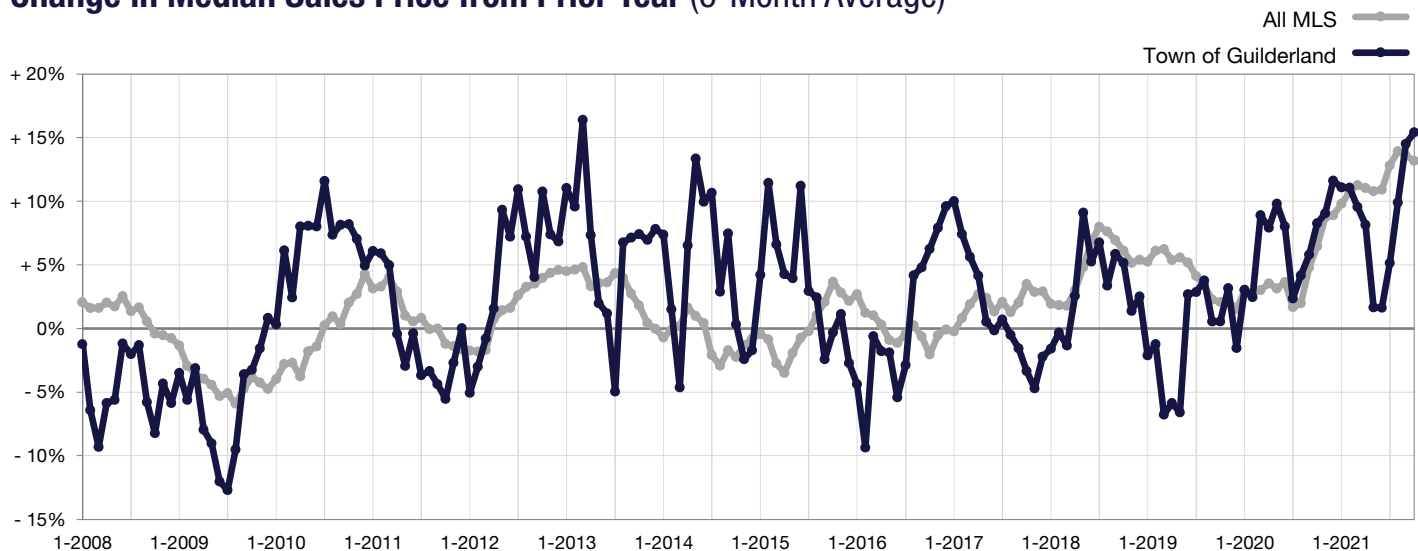
■ 2020 ■ 2021

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.