

Local Market Update – November 2021

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



Town of Guilderland

+ 23.3%

Change in
New Listings

+ 2.3%

Change in
Closed Sales

+ 28.3%

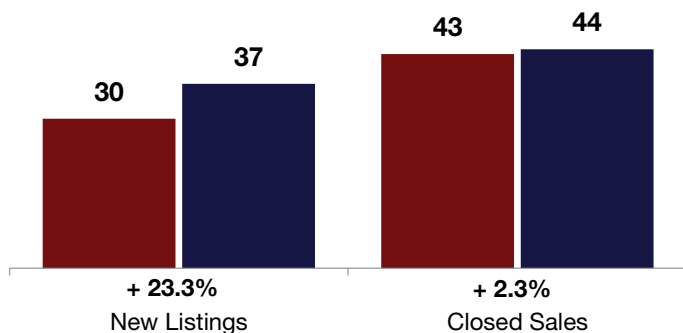
Change in
Median Sales Price

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	30	37	+ 23.3%	497	472	- 5.0%
Closed Sales	43	44	+ 2.3%	381	397	+ 4.2%
Median Sales Price*	\$275,500	\$353,500	+ 28.3%	\$275,500	\$305,000	+ 10.7%
Percent of Original List Price Received*	98.9%	99.6%	+ 0.7%	97.9%	101.0%	+ 3.2%
Days on Market Until Sale	25	25	+ 2.8%	36	19	- 46.4%
Inventory of Homes for Sale	68	50	- 26.5%	--	--	--
Months Supply of Inventory	1.8	1.4	- 25.5%	--	--	--

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

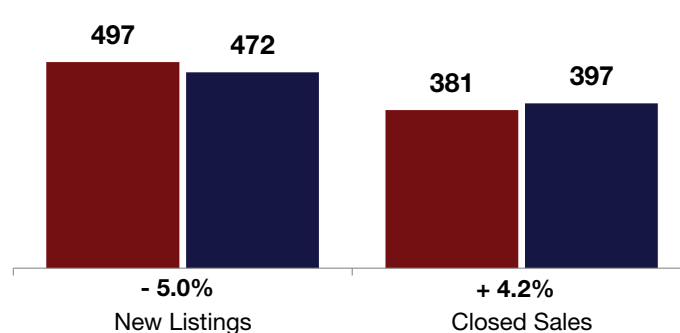
November

■ 2020 ■ 2021

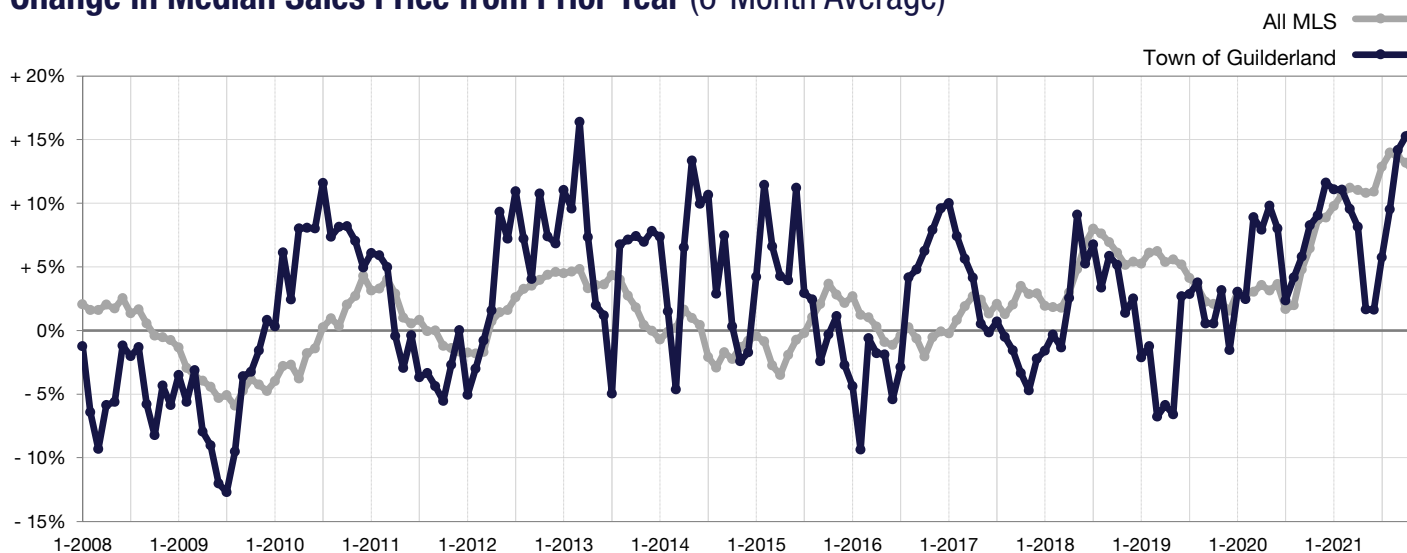


Year to Date

■ 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.