

Local Market Update – December 2021

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



Town of Guilderland

- 62.5%

+ 60.0%

+ 6.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	8	3	- 62.5%	175	137	- 21.7%
Closed Sales	10	16	+ 60.0%	140	126	- 10.0%
Median Sales Price*	\$260,500	\$278,500	+ 6.9%	\$297,500	\$311,450	+ 4.7%
Percent of Original List Price Received*	95.0%	96.8%	+ 1.9%	98.1%	100.1%	+ 2.0%
Days on Market Until Sale	38	23	- 37.5%	37	19	- 50.1%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.7	- 22.3%	--	--	--

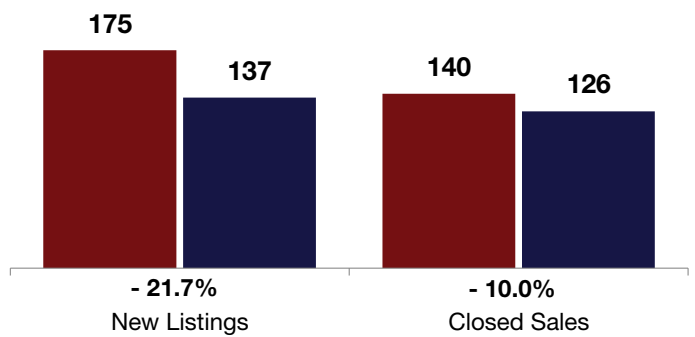
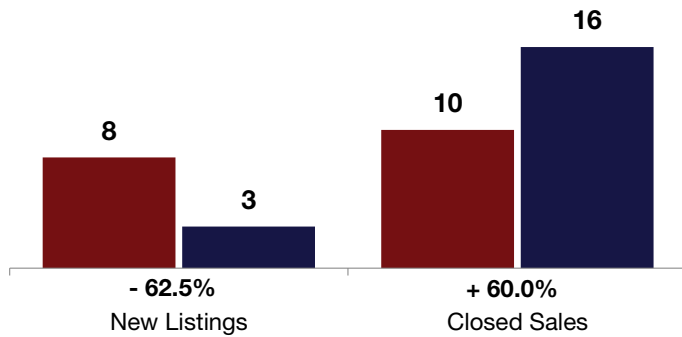
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

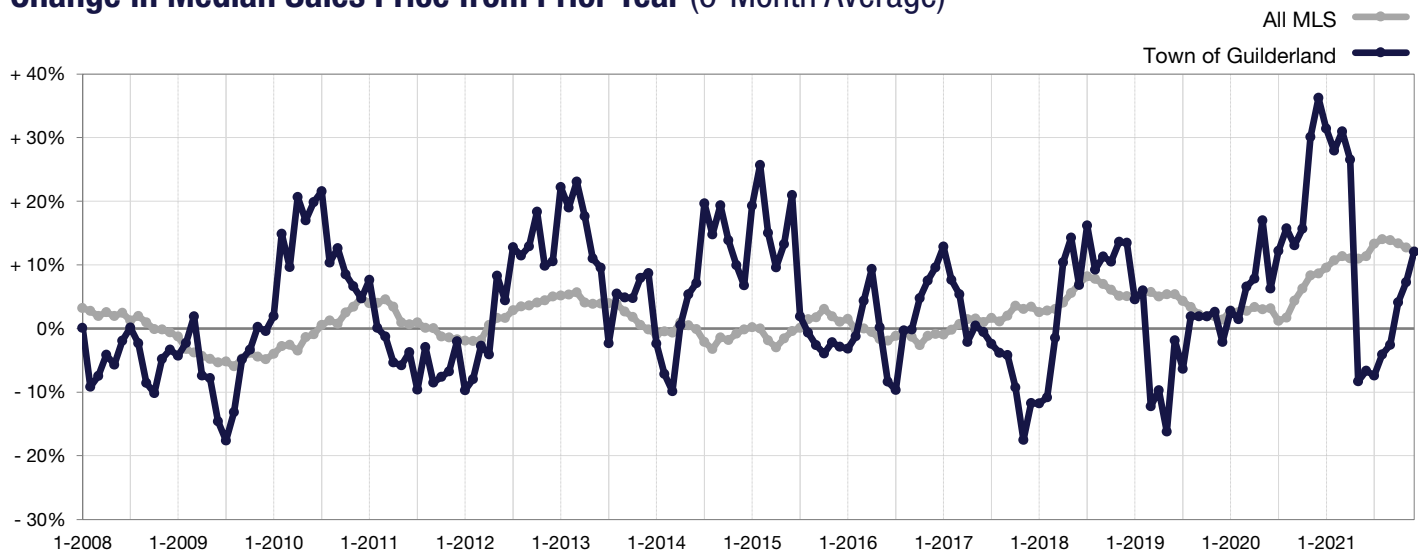
■ 2020 ■ 2021

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.