

Local Market Update – May 2022

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



Town of Guilderland

- 40.8%

Change in
New Listings

- 38.5%

Change in
Closed Sales

+ 2.0%

Change in
Median Sales Price

	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	49	29	- 40.8%	167	106	- 36.5%
Closed Sales	26	16	- 38.5%	121	100	- 17.4%
Median Sales Price*	\$339,000	\$345,837	+ 2.0%	\$266,000	\$287,500	+ 8.1%
Percent of Original List Price Received*	101.8%	101.2%	- 0.6%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	25	16	- 38.3%	26	31	+ 19.0%
Inventory of Homes for Sale	43	16	- 62.8%	--	--	--
Months Supply of Inventory	1.2	0.5	- 55.5%	--	--	--

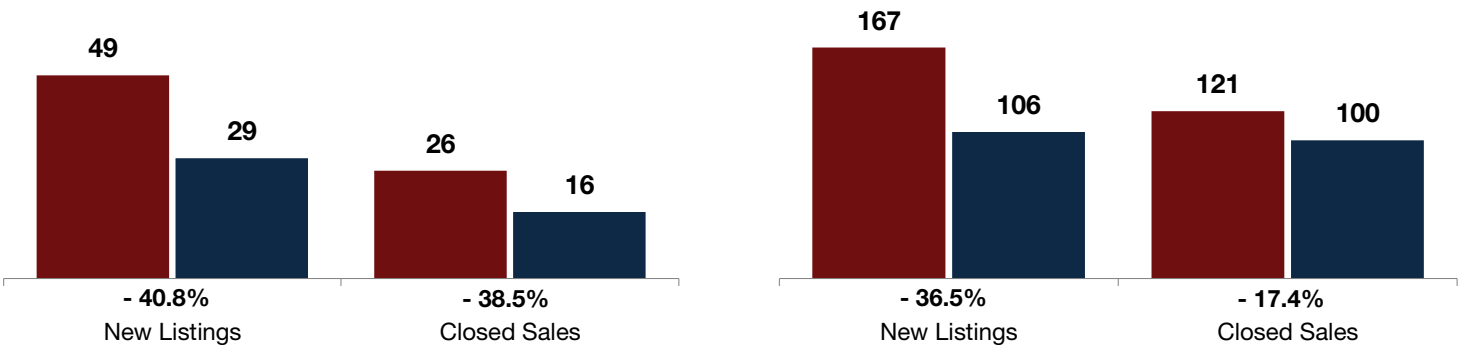
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May

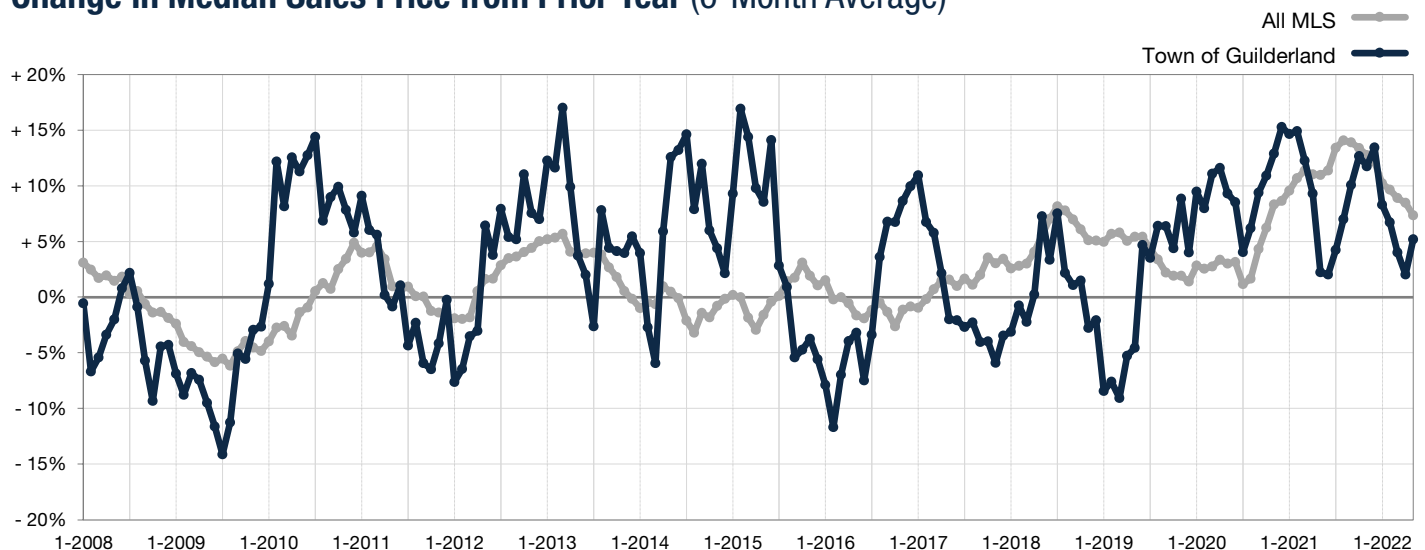
■ 2021 ■ 2022

Year to Date

■ 2021 ■ 2022



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.