

# Local Market Update – August 2022

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



## Town of Guilderland

**- 39.6%**

Change in  
New Listings

**- 35.6%**

Change in  
Closed Sales

**+ 0.3%**

Change in  
Median Sales Price

	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	53	32	- 39.6%	334	210	- 37.1%
Closed Sales	45	29	- 35.6%	256	188	- 26.6%
Median Sales Price*	\$360,000	<b>\$361,000</b>	+ 0.3%	\$301,000	<b>\$339,000</b>	+ 12.6%
Percent of Original List Price Received*	101.9%	<b>102.6%</b>	+ 0.6%	101.0%	<b>101.5%</b>	+ 0.5%
Days on Market Until Sale	11	<b>13</b>	+ 16.9%	19	<b>26</b>	+ 42.1%
Inventory of Homes for Sale	69	<b>19</b>	- 72.5%	--	--	--
Months Supply of Inventory	2.0	<b>0.7</b>	- 65.7%	--	--	--

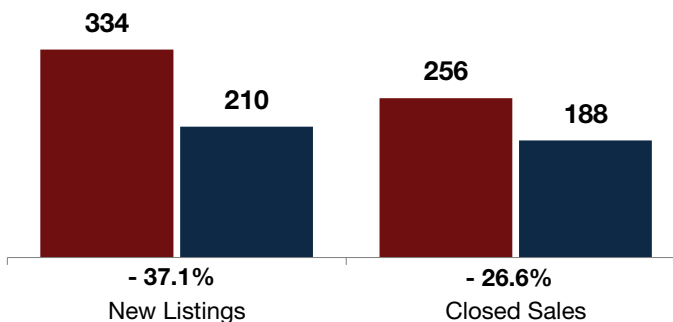
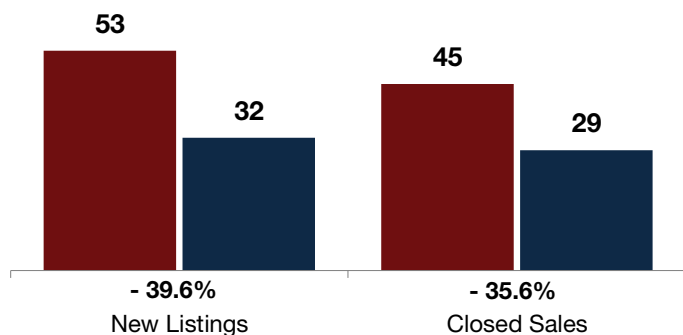
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August

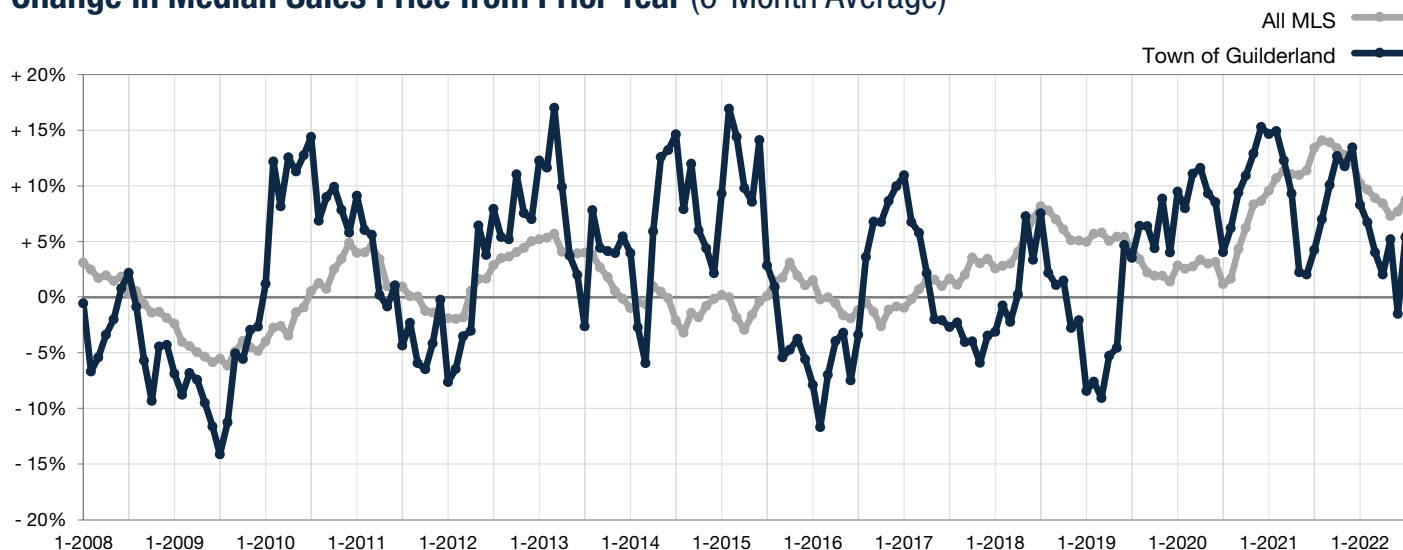
■ 2021 ■ 2022

### 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.