

Local Market Update – October 2022

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



Town of Guilderland

- 47.5%

Change in
New Listings

- 45.2%

Change in
Closed Sales

- 4.4%

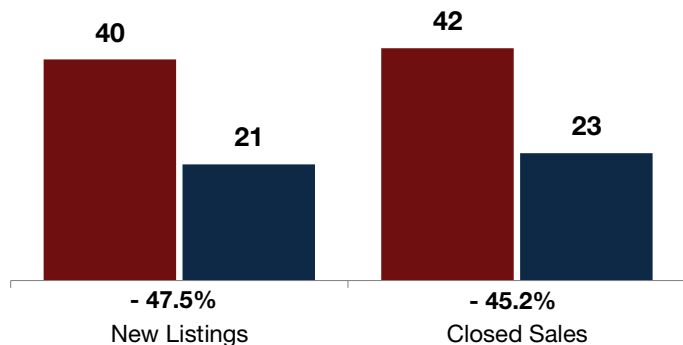
Change in
Median Sales Price

	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	40	21	- 47.5%	419	255	- 39.1%
Closed Sales	42	23	- 45.2%	345	247	- 28.4%
Median Sales Price*	\$301,250	\$288,120	- 4.4%	\$303,000	\$327,000	+ 7.9%
Percent of Original List Price Received*	101.5%	101.0%	- 0.5%	101.3%	101.1%	- 0.1%
Days on Market Until Sale	18	17	- 6.3%	18	23	+ 31.9%
Inventory of Homes for Sale	57	28	- 50.9%	--	--	--
Months Supply of Inventory	1.6	1.2	- 27.4%	--	--	--

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

October

■ 2021 ■ 2022

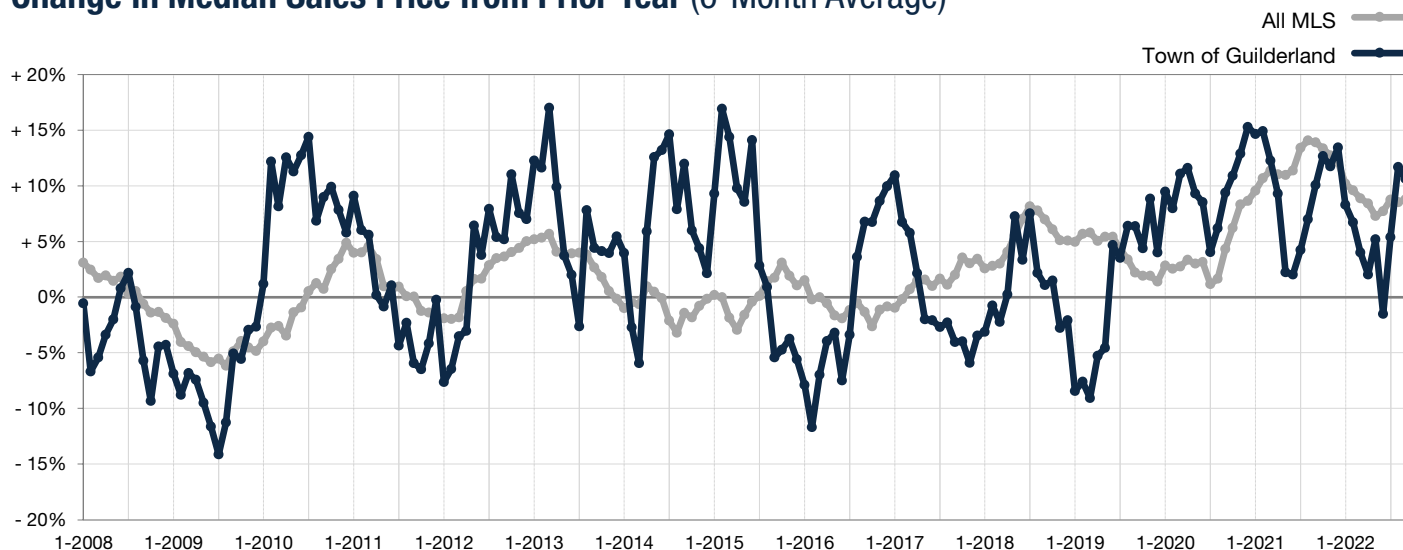


Year to Date

■ 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.