

Local Market Update – November 2022

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



Town of Guilderland

- 31.4%

Change in
New Listings

- 78.3%

Change in
Closed Sales

- 7.6%

Change in
Median Sales Price

	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
New Listings	35	24	- 31.4%	454	281	- 38.1%
Closed Sales	46	10	- 78.3%	391	257	- 34.3%
Median Sales Price*	\$341,250	\$315,250	- 7.6%	\$305,000	\$326,000	+ 6.9%
Percent of Original List Price Received*	99.7%	104.2%	+ 4.6%	101.1%	101.2%	+ 0.2%
Days on Market Until Sale	25	8	- 66.7%	19	23	+ 23.1%
Inventory of Homes for Sale	50	31	- 38.0%	--	--	--
Months Supply of Inventory	1.4	1.4	- 3.0%	--	--	--

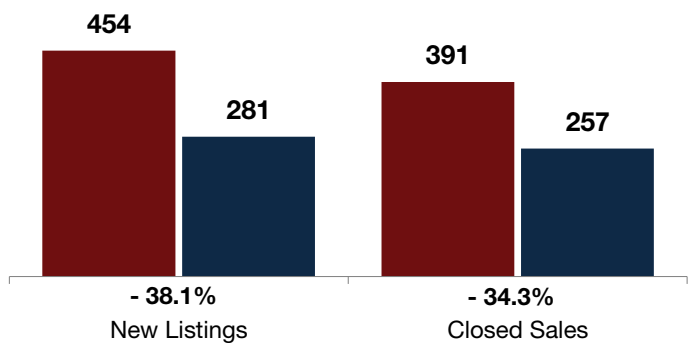
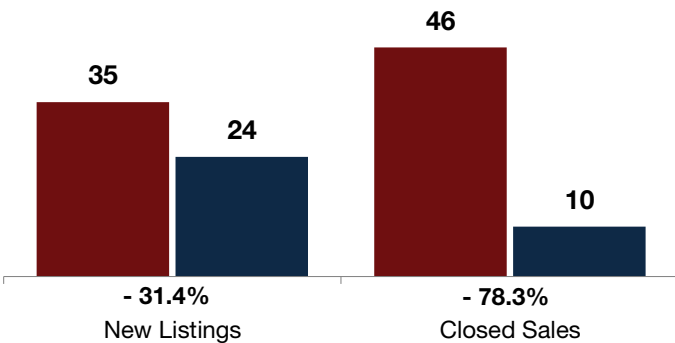
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

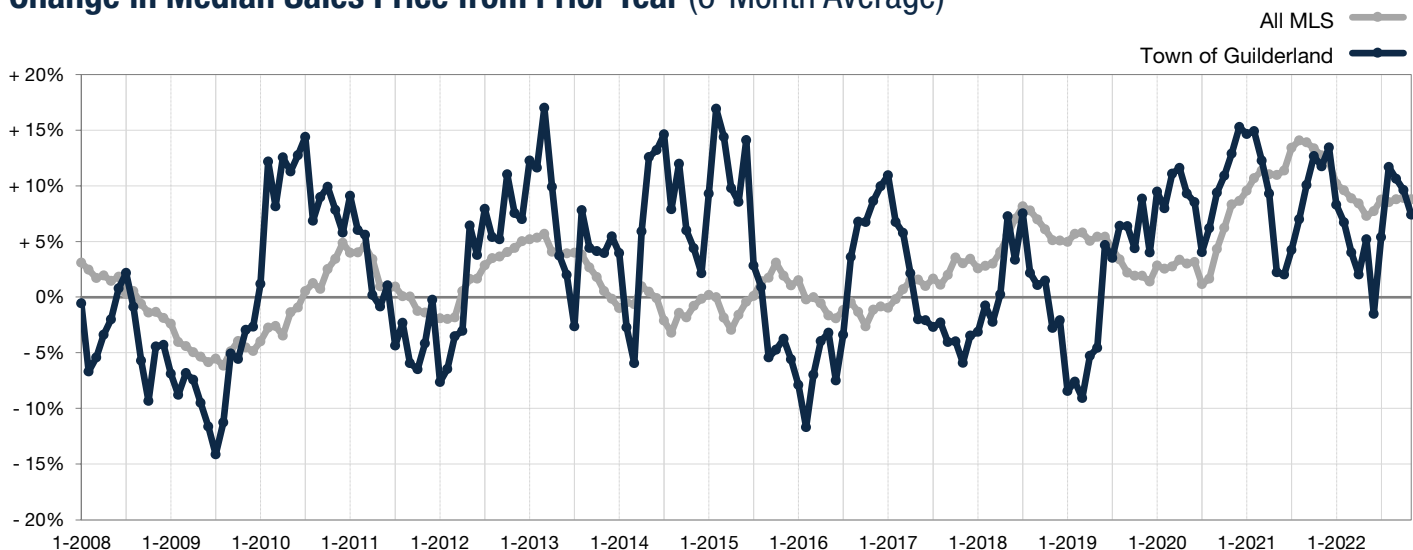
■ 2021 ■ 2022

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.