

Local Market Update – December 2022

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



Town of Guilderland

- 25.0%

Change in
New Listings

- 43.8%

Change in
Closed Sales

+ 21.4%

Change in
Median Sales Price

December

Year to Date

	2021	2022	+ / -	2021	2022	+ / -
New Listings	12	9	- 25.0%	466	290	- 37.8%
Closed Sales	48	27	- 43.8%	439	284	- 35.3%
Median Sales Price*	\$259,500	\$315,000	+ 21.4%	\$302,500	\$325,500	+ 7.6%
Percent of Original List Price Received*	95.8%	100.0%	+ 4.4%	100.5%	101.1%	+ 0.6%
Days on Market Until Sale	33	22	- 32.4%	20	23	+ 13.2%
Inventory of Homes for Sale	36	15	- 58.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 35.4%	--	--	--

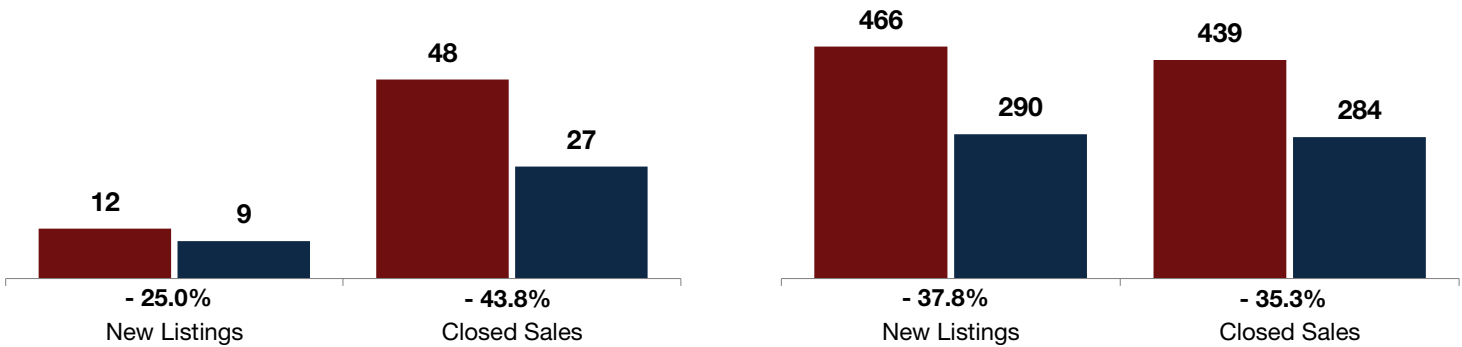
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December

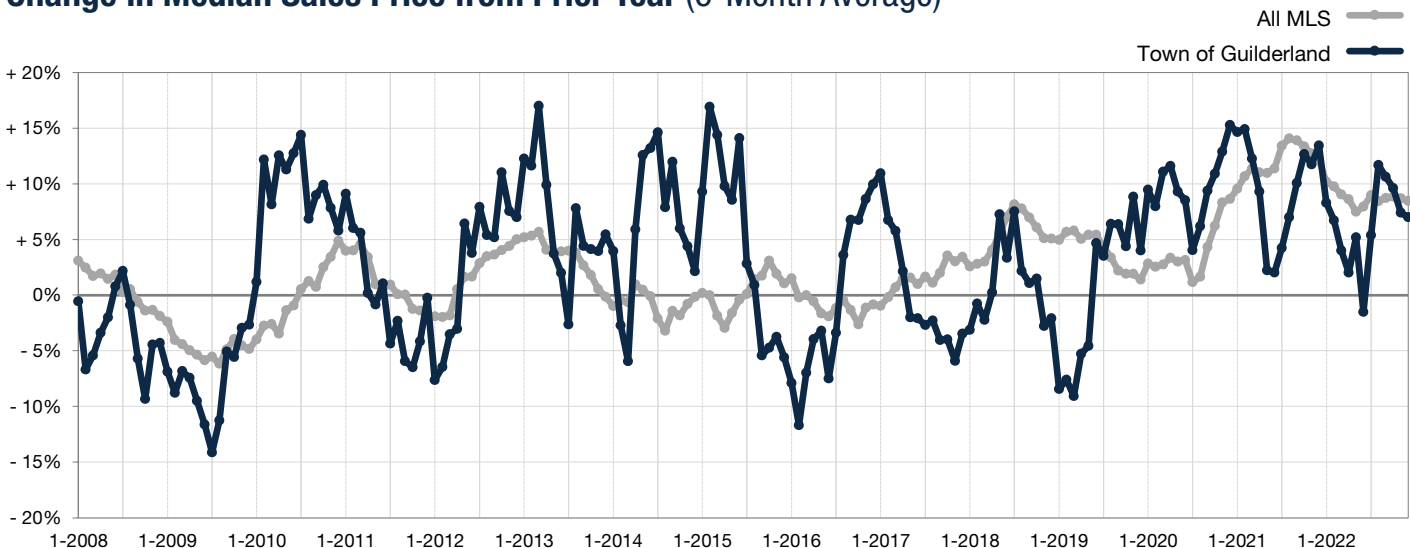
■ 2021 ■ 2022

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.