

Local Market Update – January 2023

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



Town of Guilderland

- 6.7%

Change in
New Listings

- 26.9%

Change in
Closed Sales

+ 11.8%

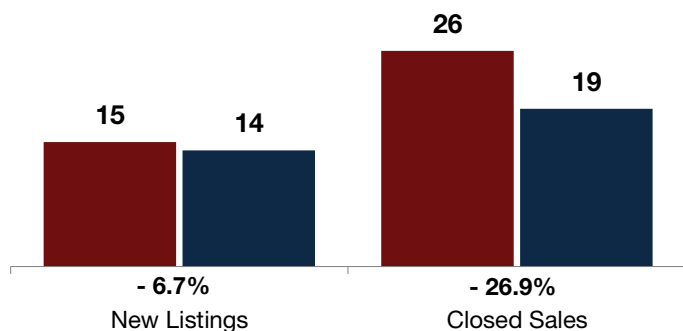
Change in
Median Sales Price

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	15	14	- 6.7%	15	14	- 6.7%
Closed Sales	26	19	- 26.9%	26	19	- 26.9%
Median Sales Price*	\$255,000	\$285,000	+ 11.8%	\$255,000	\$285,000	+ 11.8%
Percent of Original List Price Received*	100.1%	96.1%	- 4.0%	100.1%	96.1%	- 4.0%
Days on Market Until Sale	22	22	+ 1.8%	22	22	+ 1.8%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	0.8	0.6	- 27.8%	--	--	--

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

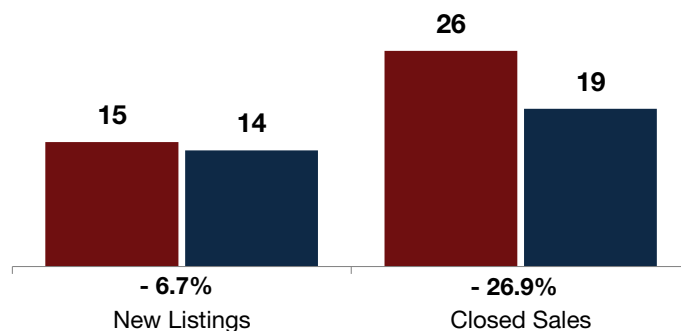
January

■ 2022 ■ 2023

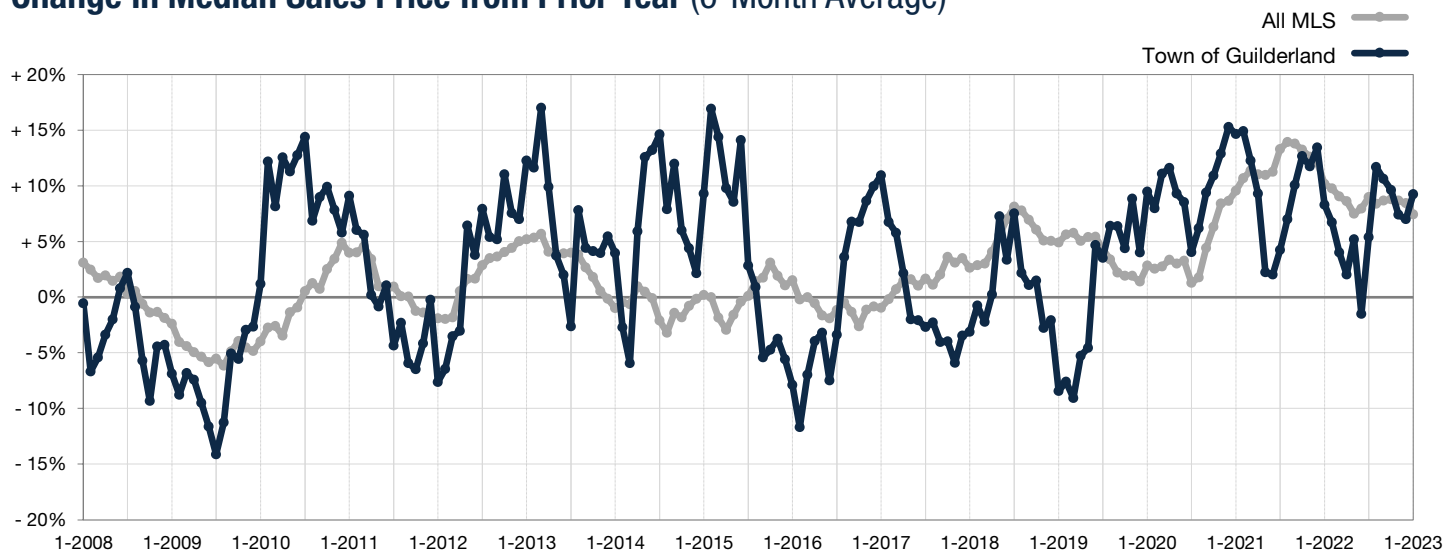


Year to Date

■ 2022 ■ 2023



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.