

Local Market Update – February 2023

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



Town of Guilderland

+ 109.1%

- 40.0%

+ 14.5%

Change in
New Listings

Change in
Closed Sales

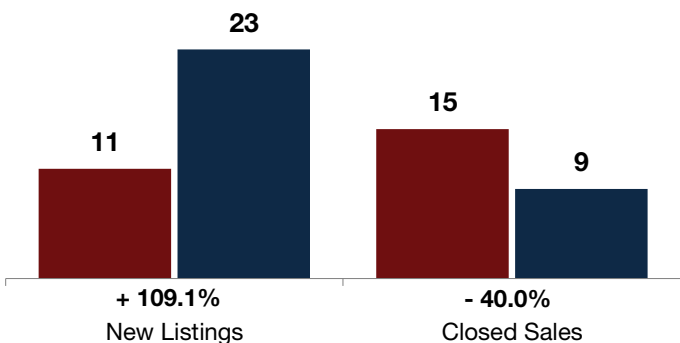
Change in
Median Sales Price

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	11	23	+ 109.1%	26	37	+ 42.3%
Closed Sales	15	9	- 40.0%	41	28	- 31.7%
Median Sales Price*	\$257,550	\$295,000	+ 14.5%	\$257,550	\$286,450	+ 11.2%
Percent of Original List Price Received*	93.9%	95.6%	+ 1.7%	97.9%	95.9%	- 2.0%
Days on Market Until Sale	49	26	- 46.7%	31	23	- 26.2%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 128.6%	--	--	--

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

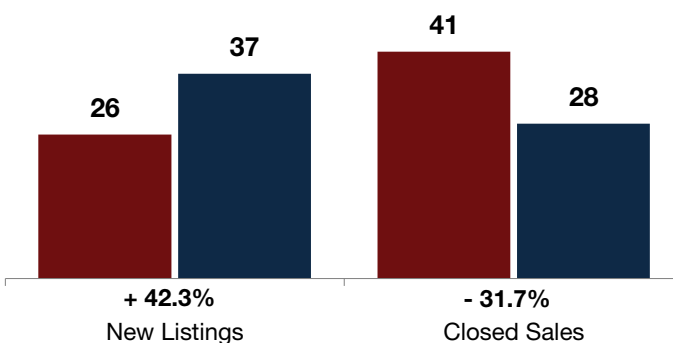
February

■ 2022 ■ 2023

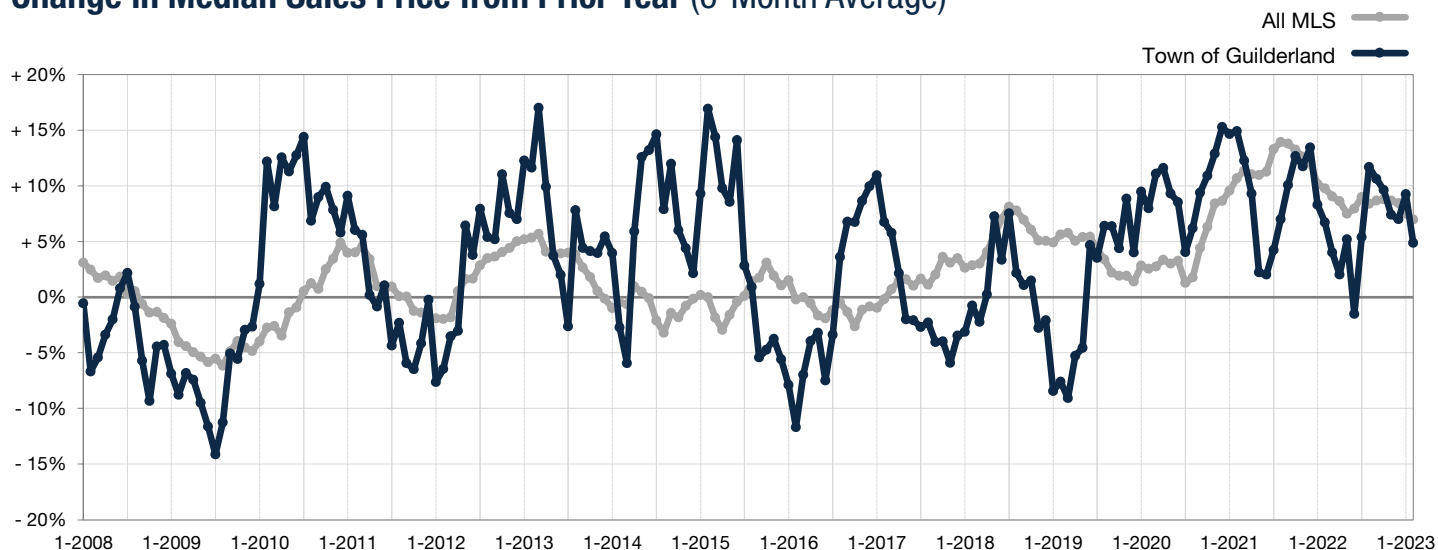


Year to Date

■ 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.