

Local Market Update – March 2023

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



Town of Guilderland

- 33.3%

Change in
New Listings

- 46.2%

Change in
Closed Sales

- 5.2%

Change in
Median Sales Price

| | March | | | Year to Date | | |
|--|-----------|------------------|---------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| New Listings | 24 | 16 | - 33.3% | 50 | 53 | + 6.0% |
| Closed Sales | 26 | 14 | - 46.2% | 67 | 44 | - 34.3% |
| Median Sales Price* | \$289,950 | \$275,000 | - 5.2% | \$260,000 | \$275,000 | + 5.8% |
| Percent of Original List Price Received* | 100.2% | 97.3% | - 2.9% | 98.8% | 96.6% | - 2.2% |
| Days on Market Until Sale | 35 | 32 | - 8.1% | 33 | 25 | - 22.9% |
| Inventory of Homes for Sale | 19 | 17 | - 10.5% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 0.8 | + 41.1% | -- | -- | -- |

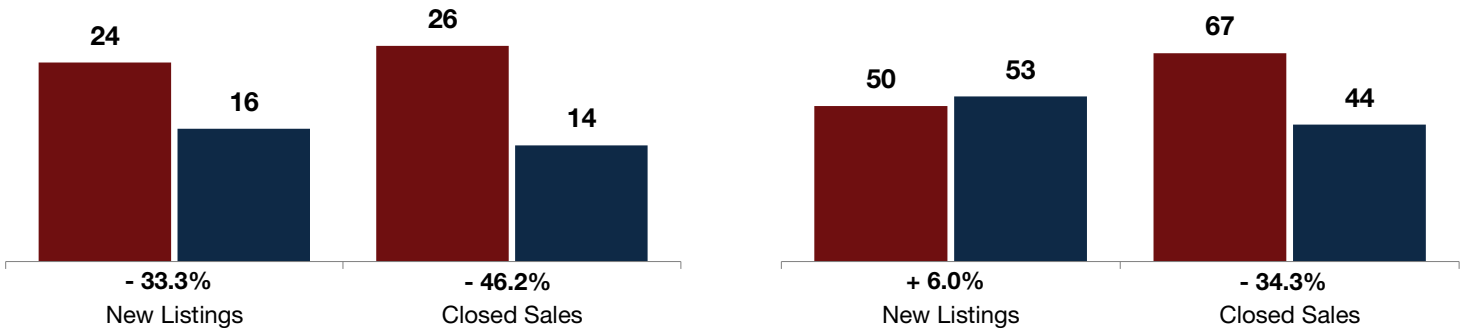
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March

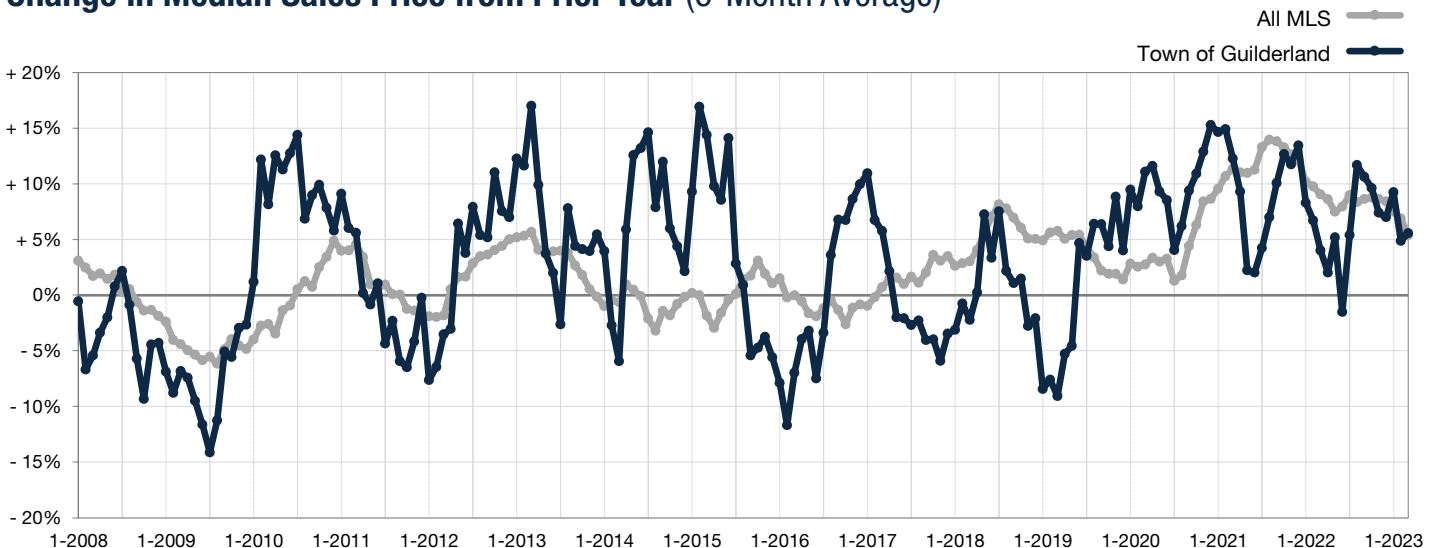
■ 2022 ■ 2023

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.