

Local Market Update – May 2023

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



Town of Guilderland

+ 20.7%

- 35.3%

- 14.9%

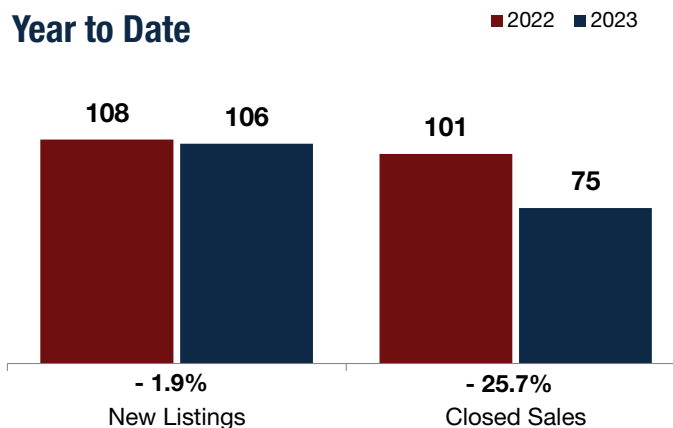
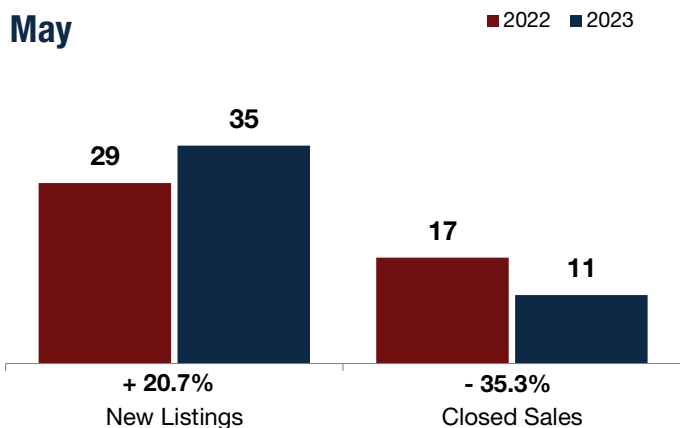
Change in
New Listings

Change in
Closed Sales

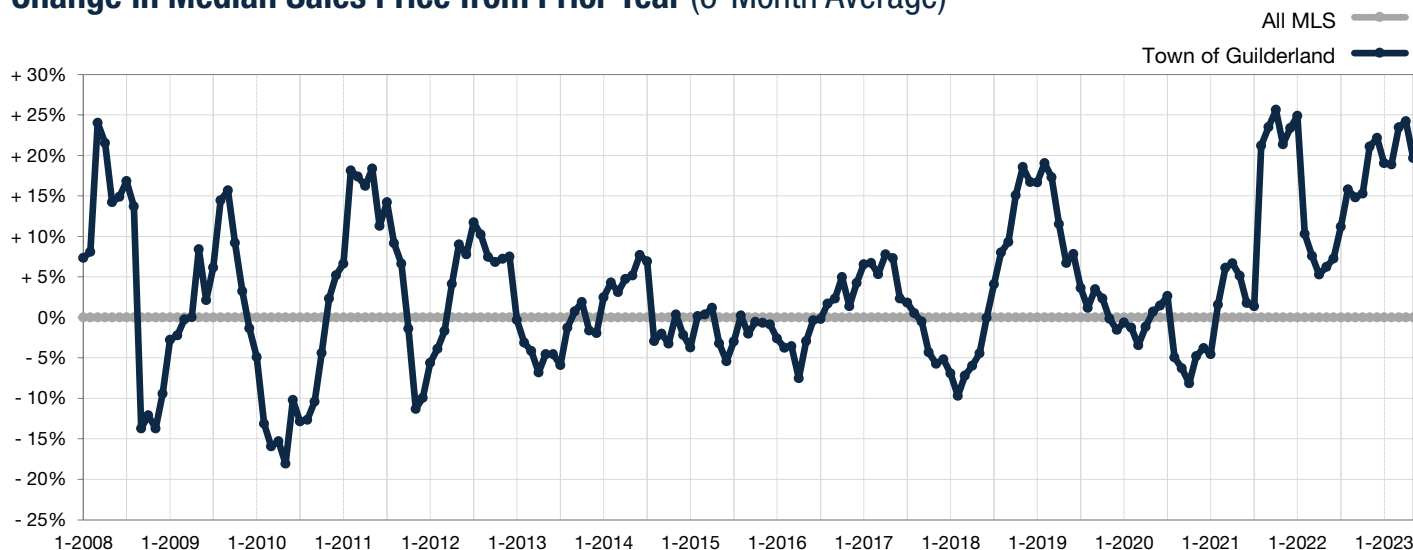
Change in
Median Sales Price

	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	29	35	+ 20.7%	108	106	- 1.9%
Closed Sales	17	11	- 35.3%	101	75	- 25.7%
Median Sales Price*	\$346,673	\$295,000	- 14.9%	\$290,000	\$287,900	- 0.7%
Percent of Original List Price Received*	101.1%	102.8%	+ 1.7%	99.5%	99.9%	+ 0.4%
Days on Market Until Sale	15	22	+ 40.9%	30	21	- 32.2%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 87.4%	--	--	--

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



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.