

# Local Market Update – July 2023

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



## Town of Guilderland

**- 3.3%**

Change in  
New Listings

**- 23.3%**

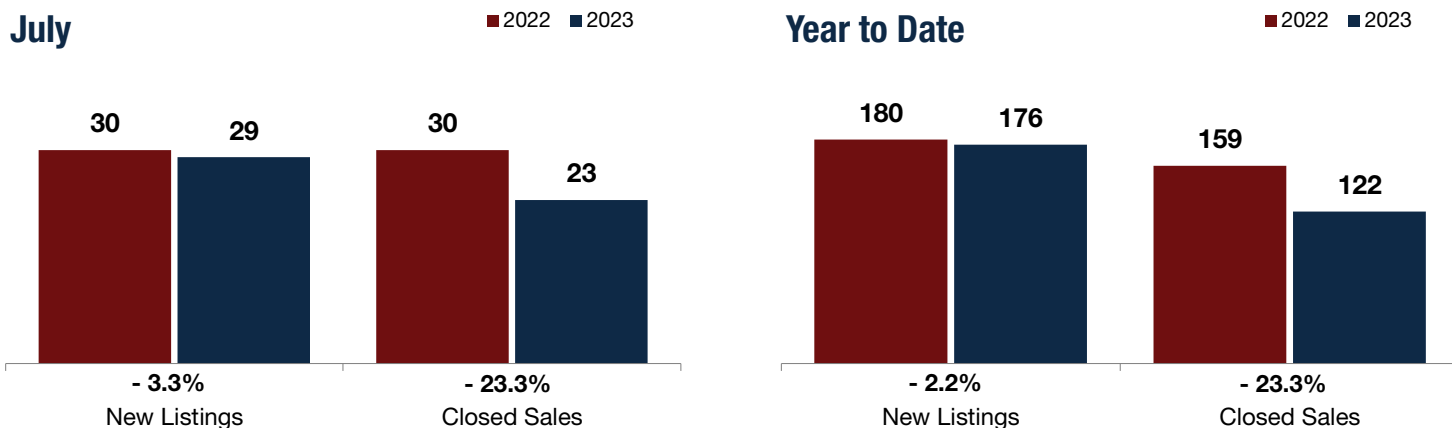
Change in  
Closed Sales

**- 29.8%**

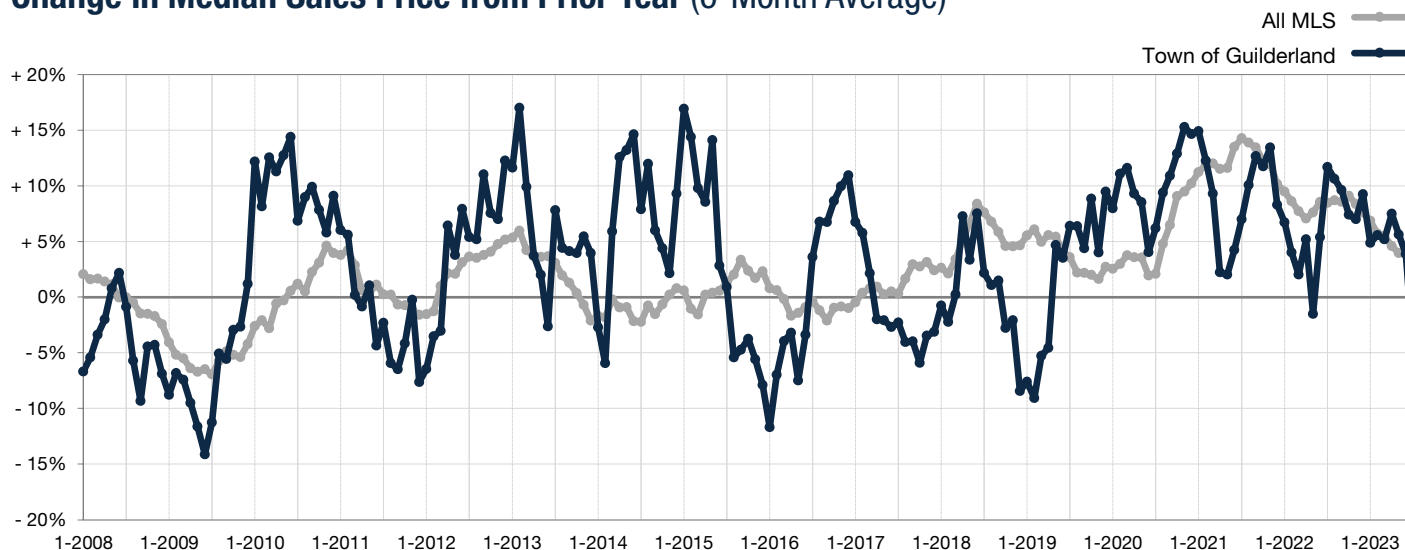
Change in  
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	30	29	- 3.3%	180	176	- 2.2%
Closed Sales	30	23	- 23.3%	159	122	- 23.3%
Median Sales Price*	\$414,500	<b>\$291,100</b>	- 29.8%	\$338,000	<b>\$300,000</b>	- 11.2%
Percent of Original List Price Received*	102.0%	<b>101.9%</b>	- 0.1%	101.3%	<b>100.8%</b>	- 0.5%
Days on Market Until Sale	25	<b>15</b>	- 39.1%	29	<b>19</b>	- 34.0%
Inventory of Homes for Sale	21	<b>20</b>	- 4.8%	--	--	--
Months Supply of Inventory	0.7	<b>1.0</b>	+ 31.0%	--	--	--

\* 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.