

Local Market Update – August 2023

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



Town of Guilderland

+ 9.4%

Change in
New Listings

+ 27.6%

Change in
Closed Sales

+ 15.7%

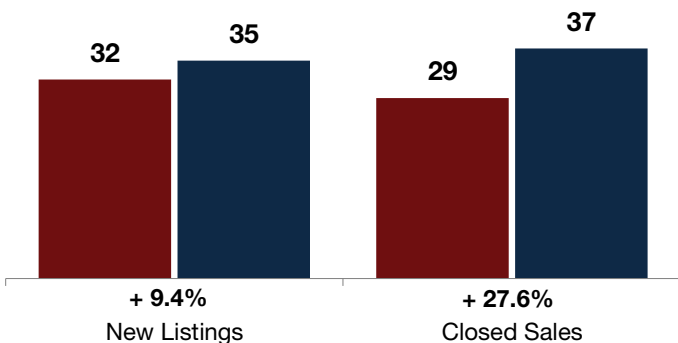
Change in
Median Sales Price

	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	32	35	+ 9.4%	212	211	- 0.5%
Closed Sales	29	37	+ 27.6%	188	160	- 14.9%
Median Sales Price*	\$361,000	\$417,500	+ 15.7%	\$339,000	\$315,000	- 7.1%
Percent of Original List Price Received*	102.6%	102.5%	- 0.1%	101.5%	101.2%	- 0.3%
Days on Market Until Sale	13	24	+ 76.4%	26	20	- 24.1%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 59.5%	--	--	--

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

August

■ 2022 ■ 2023

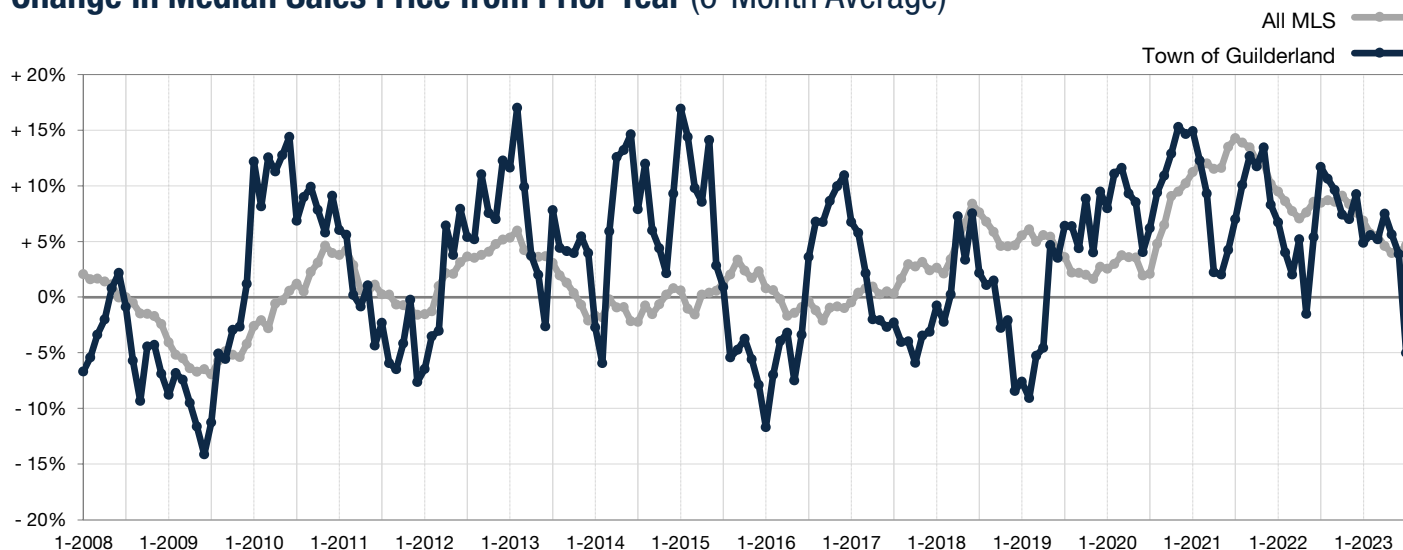


Year to Date

■ 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.