

# Local Market Update – July 2019

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



## Town of Guilderland

**+ 37.5%**

Change in  
New Listings

**+ 42.4%**

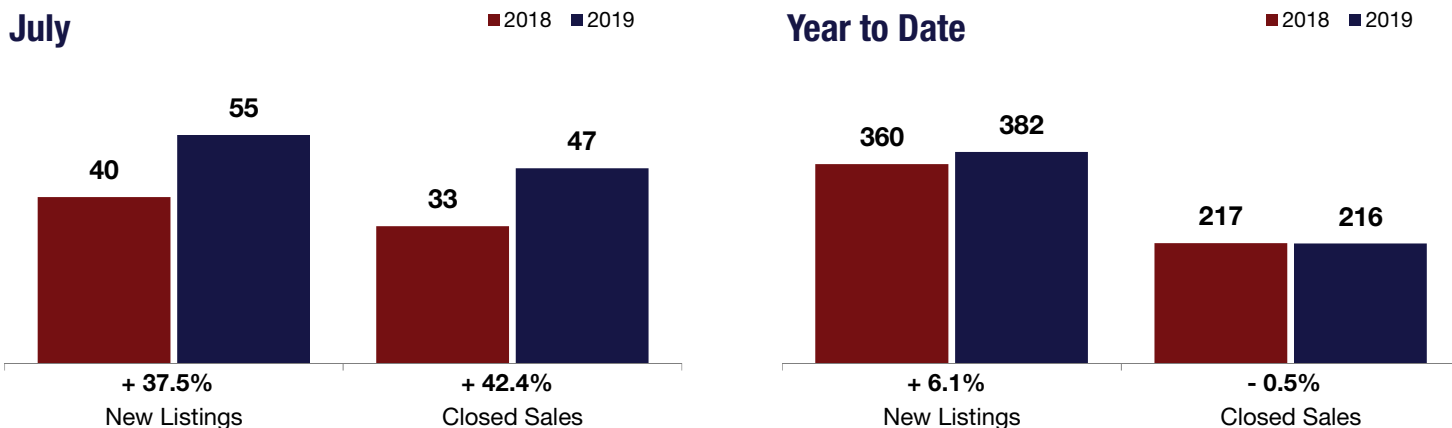
Change in  
Closed Sales

**+ 1.7%**

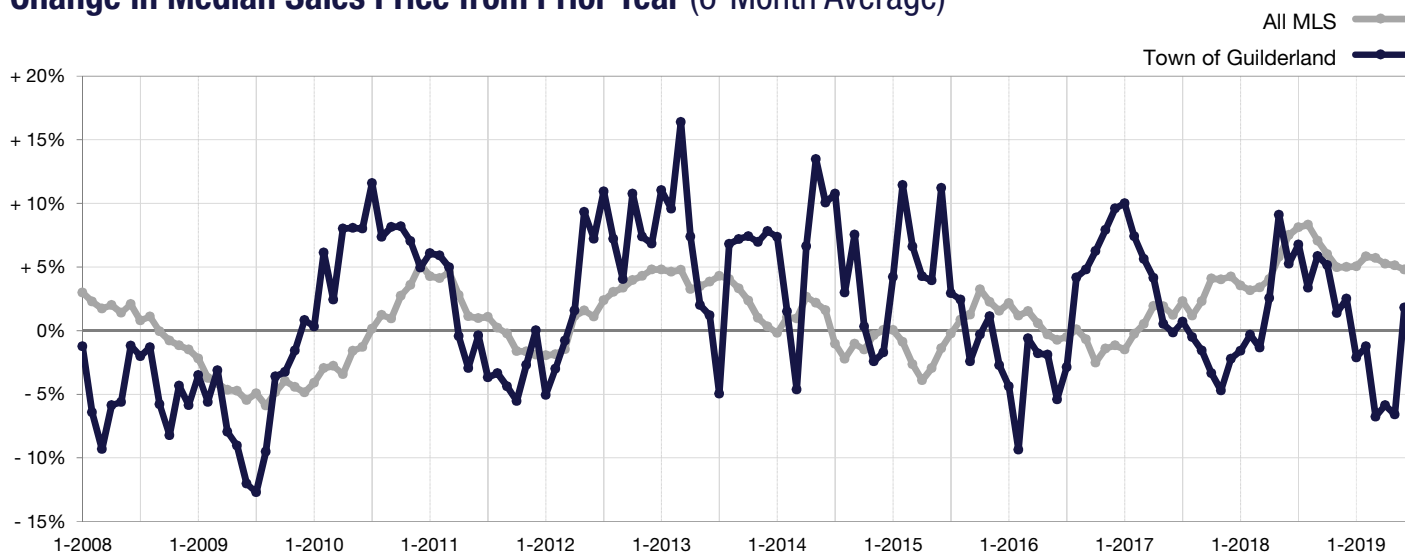
Change in  
Median Sales Price

	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
New Listings	40	55	+ 37.5%	360	382	+ 6.1%
Closed Sales	33	47	+ 42.4%	217	216	- 0.5%
Median Sales Price*	\$255,500	<b>\$259,900</b>	+ 1.7%	\$265,000	<b>\$259,950</b>	- 1.9%
Percent of Original List Price Received*	98.7%	<b>97.1%</b>	- 1.6%	97.5%	<b>96.2%</b>	- 1.3%
Days on Market Until Sale	20	<b>33</b>	+ 62.6%	38	<b>43</b>	+ 13.1%
Inventory of Homes for Sale	149	<b>139</b>	- 6.7%	--	--	--
Months Supply of Inventory	4.4	<b>4.3</b>	- 3.4%	--	--	--

\* 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.