

# Local Market Update – September 2023

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



## Town of Guilderland

**+ 52.2%**

**- 27.8%**

**+ 2.1%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### September

### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	35	+ 52.2%	235	248	+ 5.5%
Closed Sales	36	26	- 27.8%	224	186	- 17.0%
Median Sales Price*	\$328,000	\$335,000	+ 2.1%	\$330,000	\$318,000	- 3.6%
Percent of Original List Price Received*	99.1%	102.8%	+ 3.7%	101.1%	101.4%	+ 0.3%
Days on Market Until Sale	12	9	- 29.4%	24	18	- 23.6%
Inventory of Homes for Sale	33	34	+ 3.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 20.7%	--	--	--

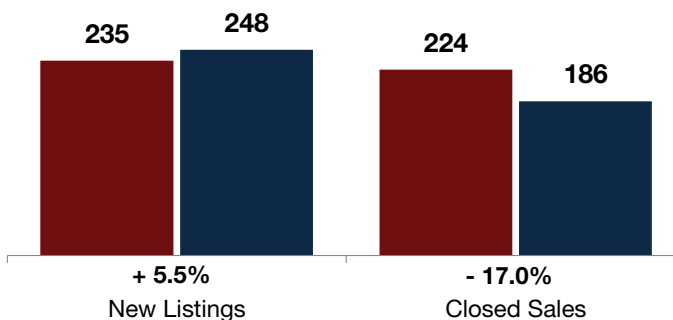
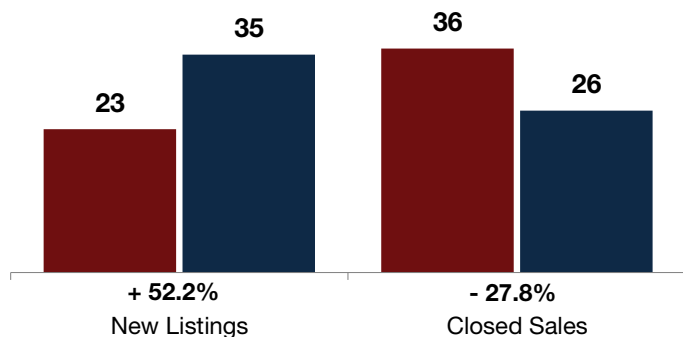
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### September

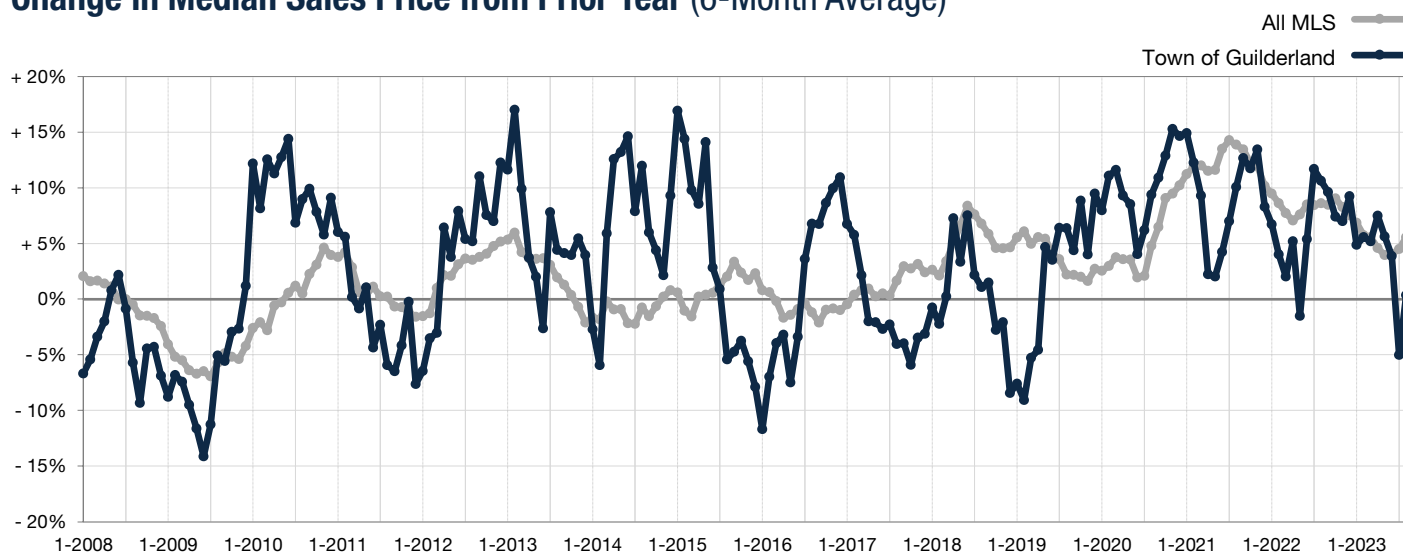
■ 2022 ■ 2023

### 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.