

# Local Market Update – October 2023

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



## Town of Guilderland

**+ 45.5%**

**+ 34.8%**

**+ 12.8%**

Change in  
New Listings

Change in  
Closed Sales

Change in  
Median Sales Price

### October

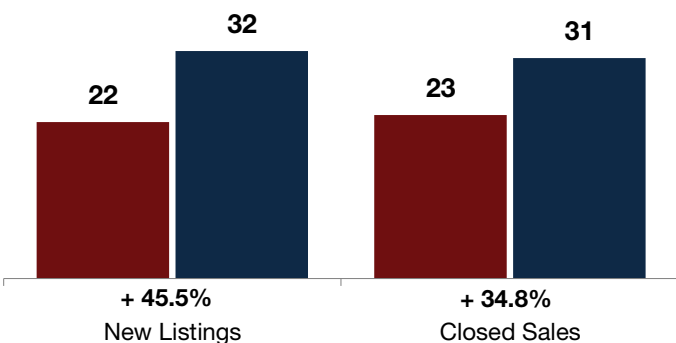
### Year to Date

	2022	2023	+ / -	2022	2023	+ / -
New Listings	22	32	+ 45.5%	257	280	+ 8.9%
Closed Sales	23	31	+ 34.8%	247	217	- 12.1%
Median Sales Price*	\$288,120	<b>\$325,000</b>	+ 12.8%	\$327,000	<b>\$320,000</b>	- 2.1%
Percent of Original List Price Received*	101.0%	<b>103.5%</b>	+ 2.5%	101.1%	<b>101.8%</b>	+ 0.6%
Days on Market Until Sale	17	7	- 59.1%	23	17	- 28.4%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

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

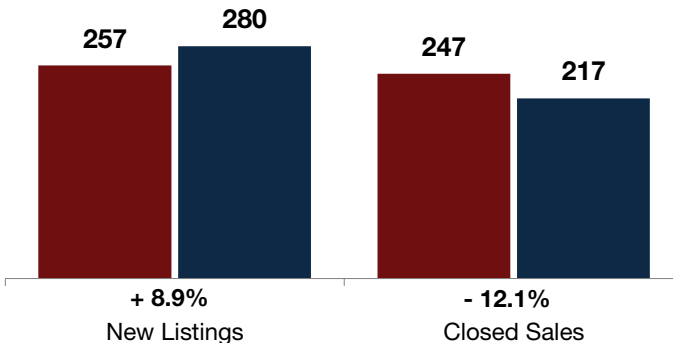
### October

■ 2022 ■ 2023

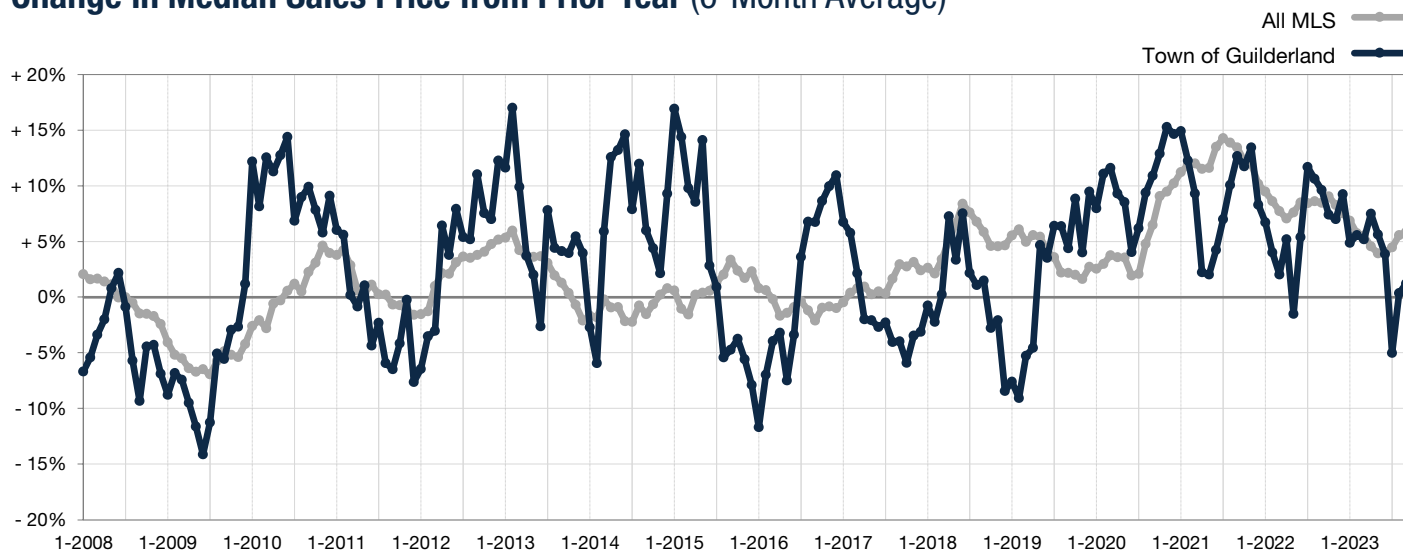


### Year to Date

■ 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.