

# Local Market Update – November 2023

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



## Town of Guilderland

**+ 4.2%**

Change in  
New Listings

**+ 100.0%**

Change in  
Closed Sales

**+ 22.9%**

Change in  
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	24	25	+ 4.2%	281	306	+ 8.9%
Closed Sales	10	20	+ 100.0%	257	238	- 7.4%
Median Sales Price*	\$315,250	<b>\$387,500</b>	+ 22.9%	\$326,000	<b>\$325,000</b>	- 0.3%
Percent of Original List Price Received*	104.2%	<b>99.4%</b>	- 4.6%	101.2%	<b>101.5%</b>	+ 0.3%
Days on Market Until Sale	8	<b>11</b>	+ 32.9%	23	<b>16</b>	- 28.8%
Inventory of Homes for Sale	30	<b>32</b>	+ 6.7%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 7.1%	--	--	--

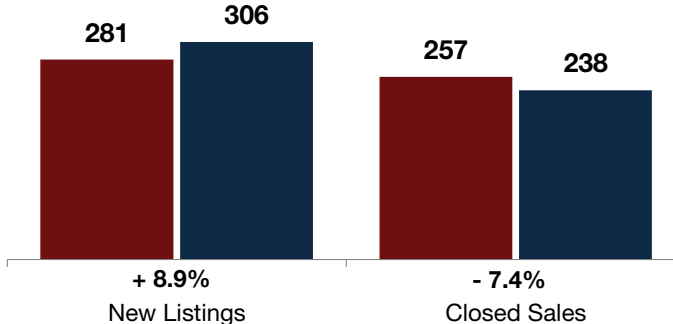
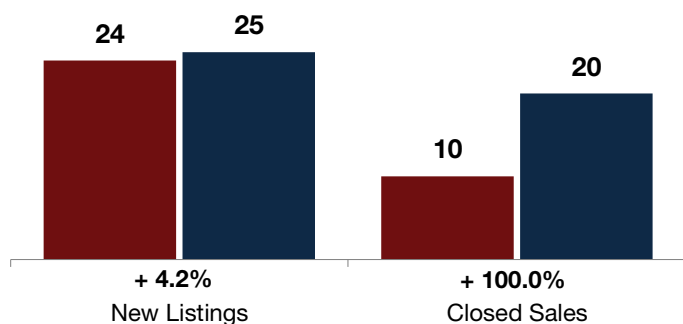
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### November

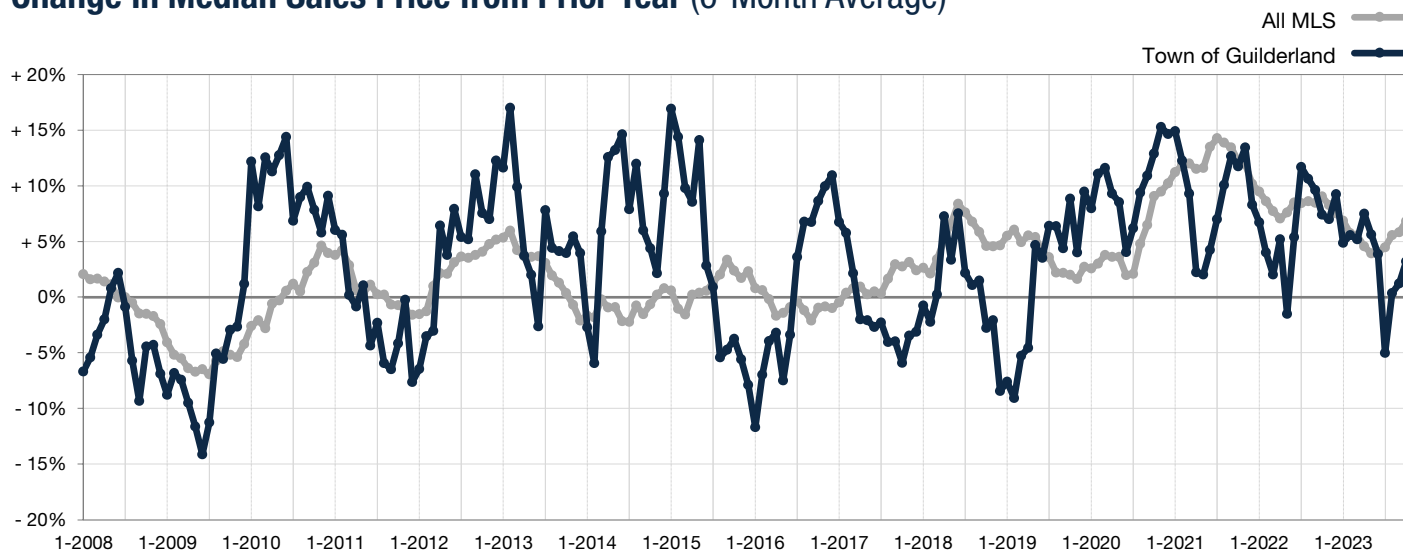
■ 2022 ■ 2023

### 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.