

# Local Market Update – December 2023

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



## Town of Guilderland

**- 44.4%**

Change in  
New Listings

**- 13.8%**

Change in  
Closed Sales

**0.0%**

Change in  
Median Sales Price

	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	9	5	- 44.4%	290	311	+ 7.2%
Closed Sales	29	25	- 13.8%	286	264	- 7.7%
Median Sales Price*	\$310,000	\$310,000	0.0%	\$325,000	\$320,000	- 1.5%
Percent of Original List Price Received*	101.8%	100.1%	- 1.6%	101.3%	101.4%	+ 0.1%
Days on Market Until Sale	21	10	- 52.9%	23	16	- 31.0%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	0.8	0.8	+ 2.1%	--	--	--

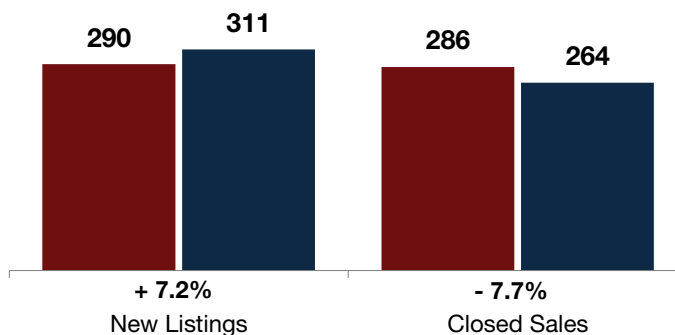
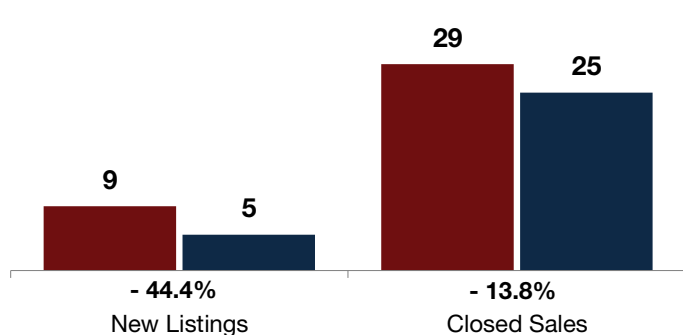
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

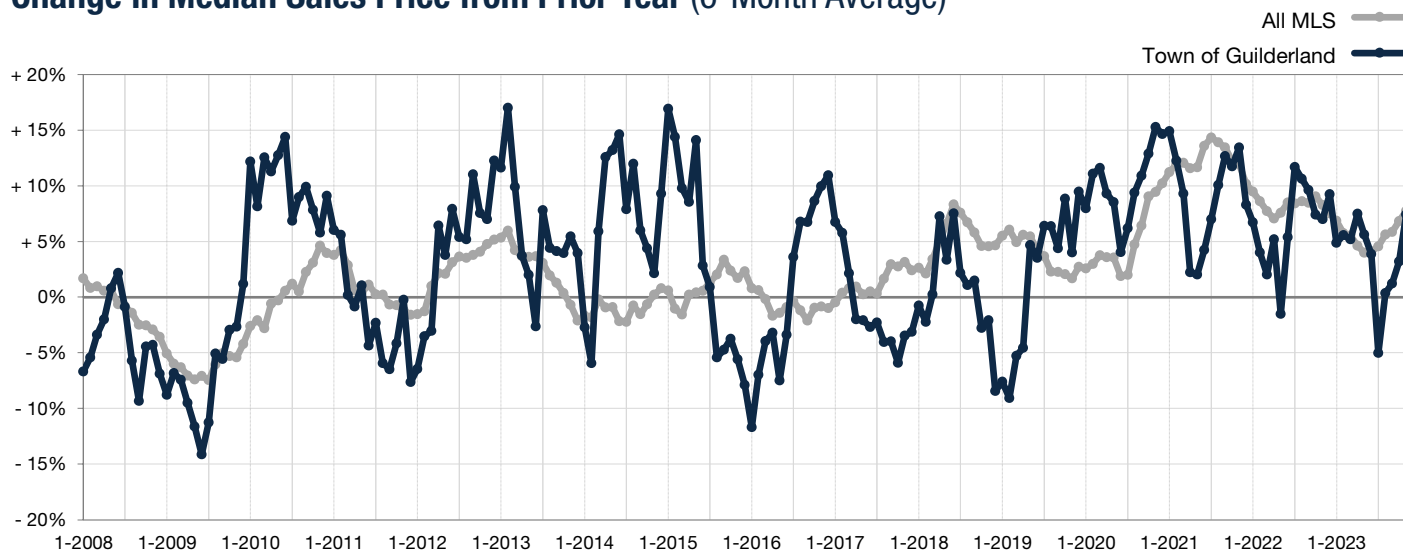
■ 2022 ■ 2023

### 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.