

# Local Market Update – January 2024

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



## Town of Guilderland

**+ 64.3%**

Change in  
New Listings

**+ 21.1%**

Change in  
Closed Sales

**+ 3.5%**

Change in  
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	14	23	+ 64.3%	14	23	+ 64.3%
Closed Sales	19	23	+ 21.1%	19	23	+ 21.1%
Median Sales Price*	\$285,000	<b>\$295,000</b>	+ 3.5%	\$285,000	<b>\$295,000</b>	+ 3.5%
Percent of Original List Price Received*	96.1%	<b>99.2%</b>	+ 3.2%	96.1%	<b>99.2%</b>	+ 3.2%
Days on Market Until Sale	22	<b>30</b>	+ 38.4%	22	<b>30</b>	+ 38.4%
Inventory of Homes for Sale	15	<b>24</b>	+ 60.0%	--	--	--
Months Supply of Inventory	0.7	<b>1.0</b>	+ 49.5%	--	--	--

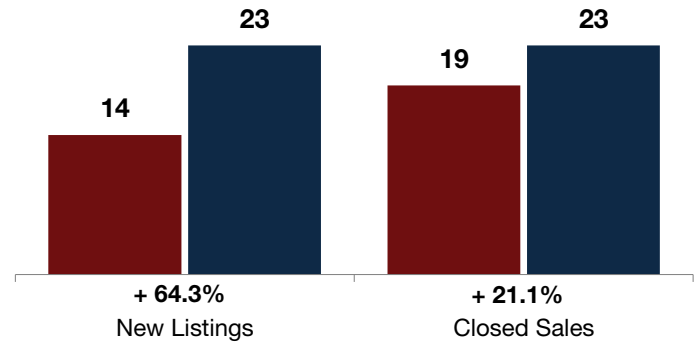
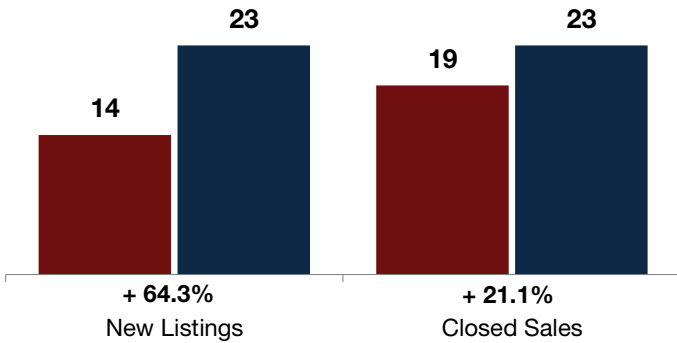
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January

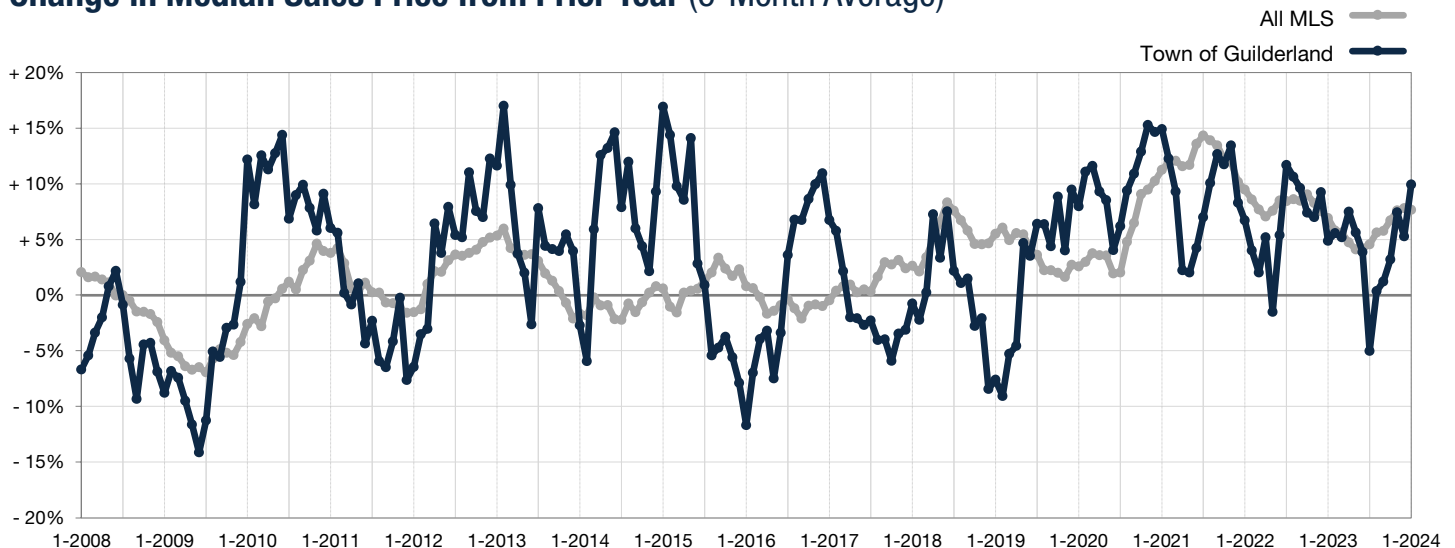
■ 2023 ■ 2024

### Year to Date

■ 2023 ■ 2024



### 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.