

Local Market Update – February 2024

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



Town of Guilderland

- 42.3%

Change in
New Listings

- 9.1%

Change in
Closed Sales

+ 30.8%

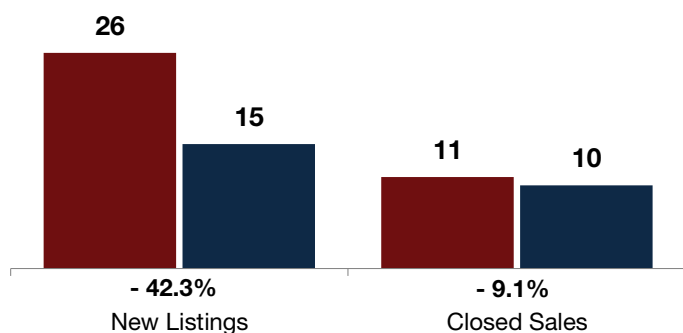
Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	26	15	- 42.3%	40	39	- 2.5%
Closed Sales	11	10	- 9.1%	30	34	+ 13.3%
Median Sales Price*	\$260,000	\$340,000	+ 30.8%	\$272,500	\$312,500	+ 14.7%
Percent of Original List Price Received*	96.8%	101.2%	+ 4.6%	96.3%	99.7%	+ 3.5%
Days on Market Until Sale	22	17	- 22.6%	22	26	+ 18.6%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 19.0%	--	--	--

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

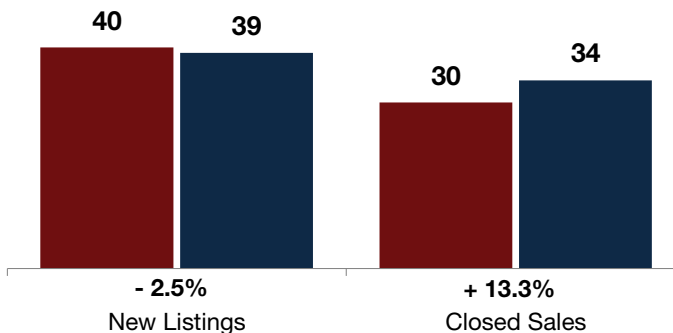
February

■ 2023 ■ 2024

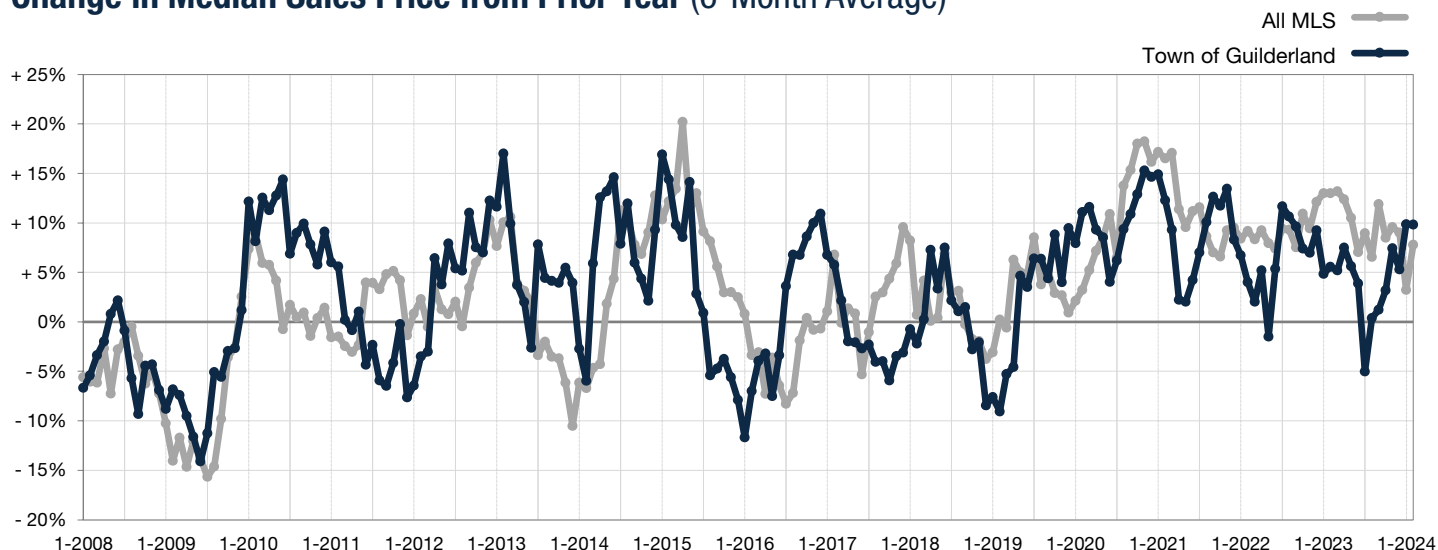


Year to Date

■ 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.