

# Local Market Update – March 2024

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



## Town of Guilderland

**+ 12.5%**

Change in  
New Listings

**+ 57.1%**

Change in  
Closed Sales

**+ 14.5%**

Change in  
Median Sales Price

	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	18	+ 12.5%	56	58	+ 3.6%
Closed Sales	14	22	+ 57.1%	44	57	+ 29.5%
Median Sales Price*	\$275,000	\$315,000	+ 14.5%	\$275,000	\$310,000	+ 12.7%
Percent of Original List Price Received*	97.3%	98.7%	+ 1.5%	96.6%	99.3%	+ 2.8%
Days on Market Until Sale	32	36	+ 13.0%	25	30	+ 17.3%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	1.0	0.9	- 13.6%	--	--	--

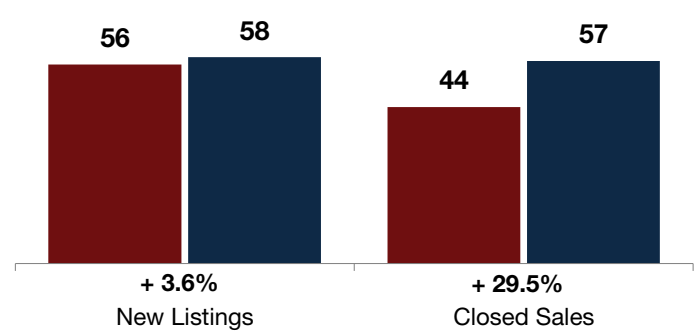
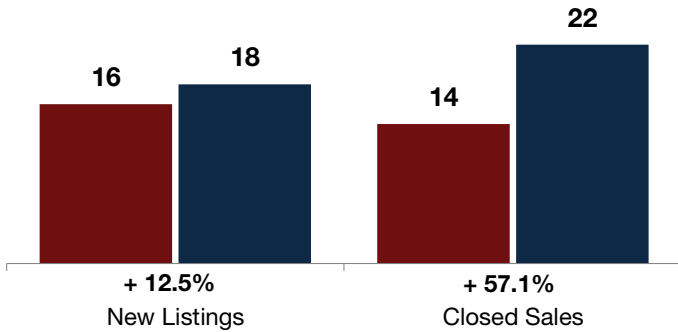
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### March

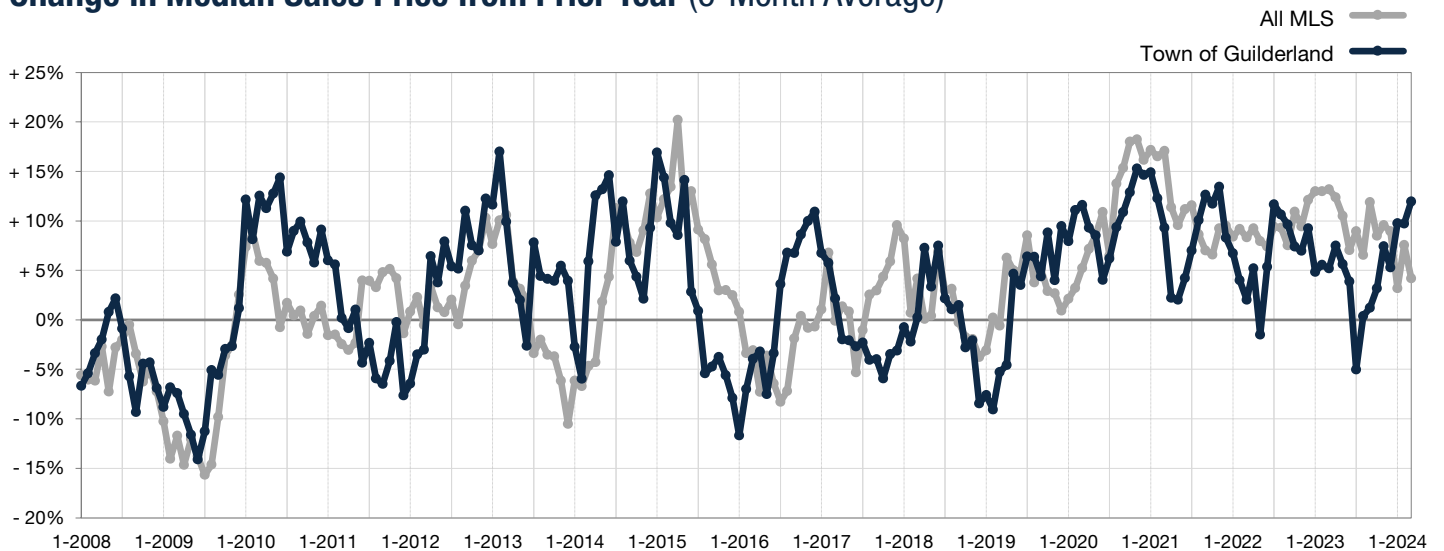
■ 2023 ■ 2024

### 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.