

Local Market Update – April 2024

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



Town of Guilderland

+ 137.5%

- 15.0%

+ 34.9%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	16	38	+ 137.5%	72	97	+ 34.7%
Closed Sales	20	17	- 15.0%	64	74	+ 15.6%
Median Sales Price*	\$315,000	\$425,000	+ 34.9%	\$286,450	\$330,000	+ 15.2%
Percent of Original List Price Received*	105.3%	103.1%	- 2.1%	99.3%	100.2%	+ 0.8%
Days on Market Until Sale	10	27	+ 162.7%	20	29	+ 40.9%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 47.8%	--	--	--

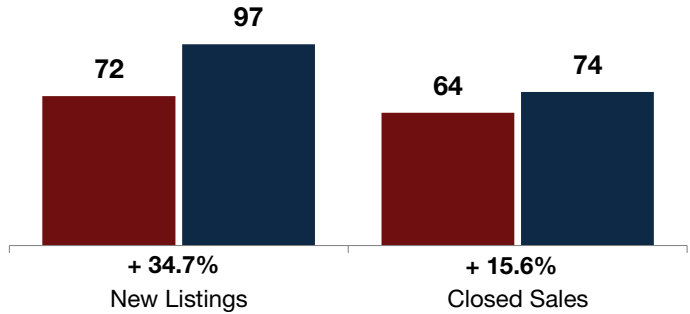
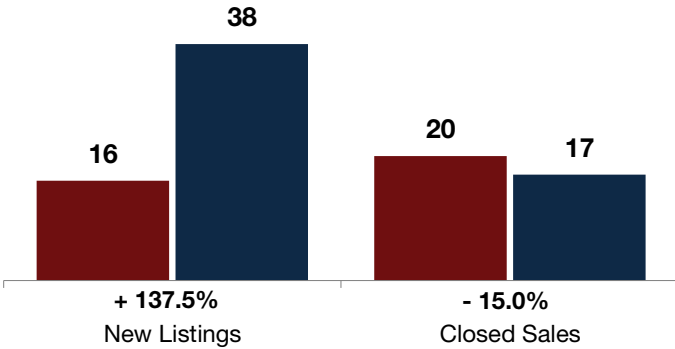
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April

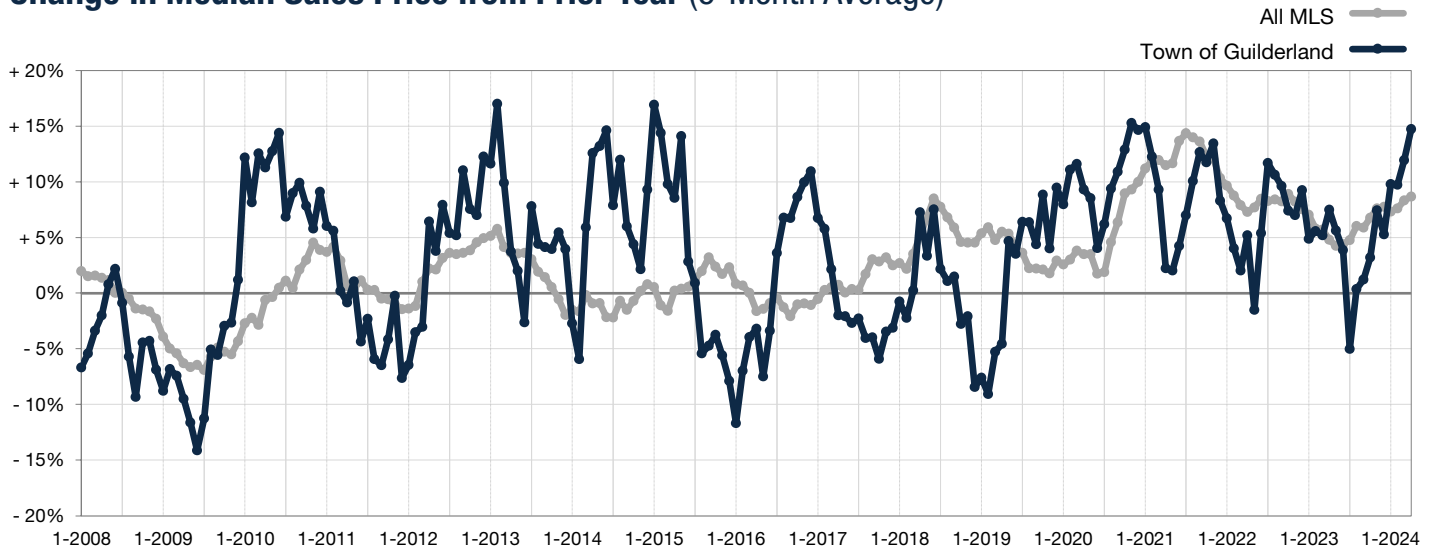
■ 2023 ■ 2024

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.