

# Local Market Update – May 2024

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



## Town of Guilderland

**+ 34.3%**

Change in  
New Listings

**+ 83.3%**

Change in  
Closed Sales

**+ 43.9%**

Change in  
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	35	47	+ 34.3%	107	145	+ 35.5%
Closed Sales	12	22	+ 83.3%	76	96	+ 26.3%
Median Sales Price*	\$272,500	<b>\$392,000</b>	+ 43.9%	\$286,450	<b>\$340,000</b>	+ 18.7%
Percent of Original List Price Received*	102.4%	<b>104.7%</b>	+ 2.2%	99.8%	<b>101.2%</b>	+ 1.4%
Days on Market Until Sale	20	<b>15</b>	- 24.7%	20	<b>26</b>	+ 25.9%
Inventory of Homes for Sale	26	<b>35</b>	+ 34.6%	--	--	--
Months Supply of Inventory	1.3	<b>1.4</b>	+ 7.5%	--	--	--

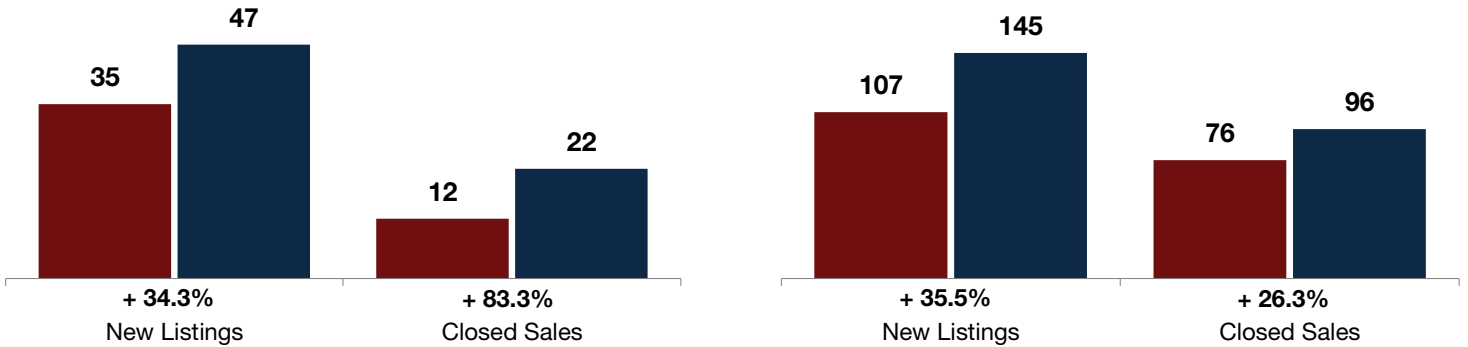
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### May

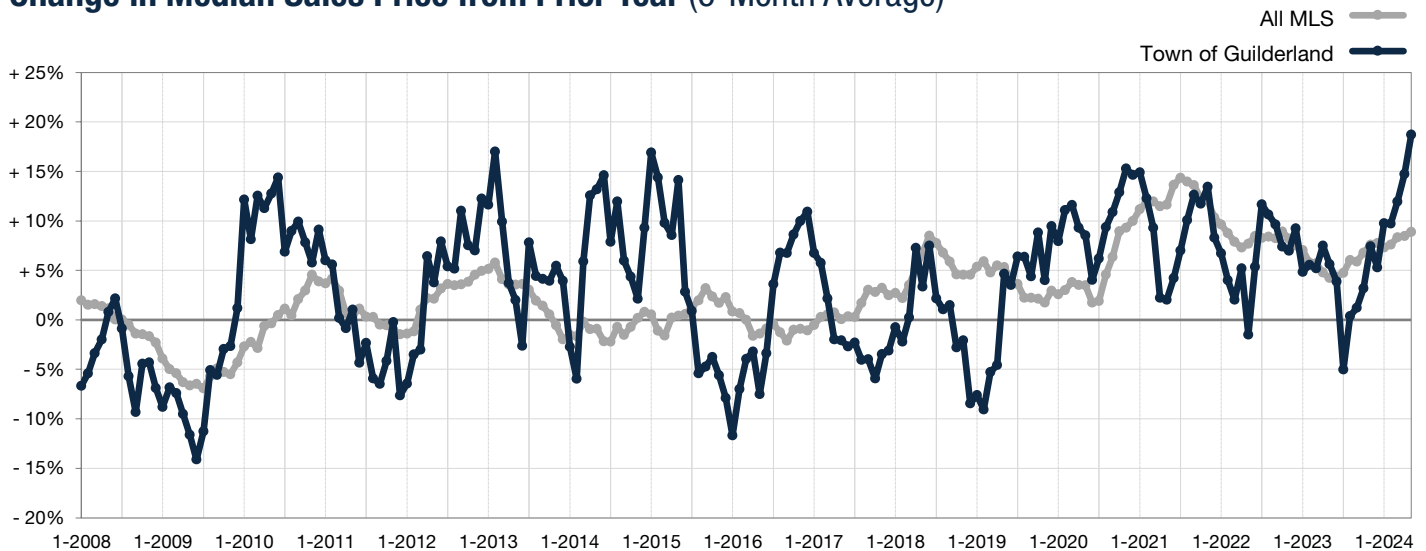
■ 2023 ■ 2024

### 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.