

Local Market Update – June 2024

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



Town of Guilderland

- 31.7%

+ 13.0%

+ 20.0%

Change in
New Listings

Change in
Closed Sales

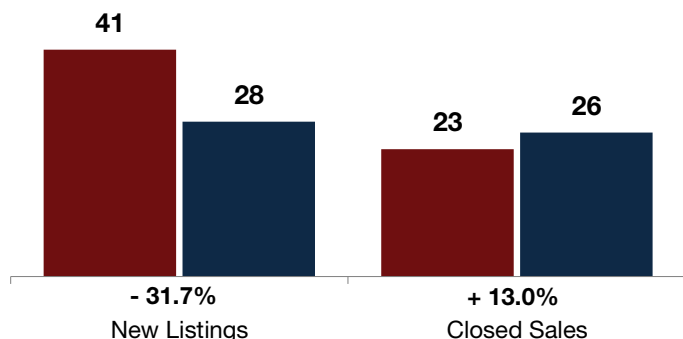
Change in
Median Sales Price

	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	41	28	- 31.7%	148	173	+ 16.9%
Closed Sales	23	26	+ 13.0%	99	123	+ 24.2%
Median Sales Price*	\$399,900	\$480,000	+ 20.0%	\$300,000	\$355,000	+ 18.3%
Percent of Original List Price Received*	103.1%	102.1%	- 1.0%	100.6%	101.4%	+ 0.8%
Days on Market Until Sale	18	23	+ 31.3%	20	25	+ 26.4%
Inventory of Homes for Sale	29	30	+ 3.4%	--	--	--
Months Supply of Inventory	1.4	1.2	- 16.8%	--	--	--

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

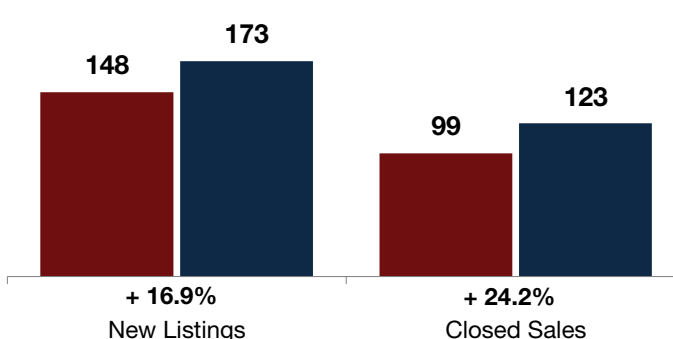
June

■ 2023 ■ 2024

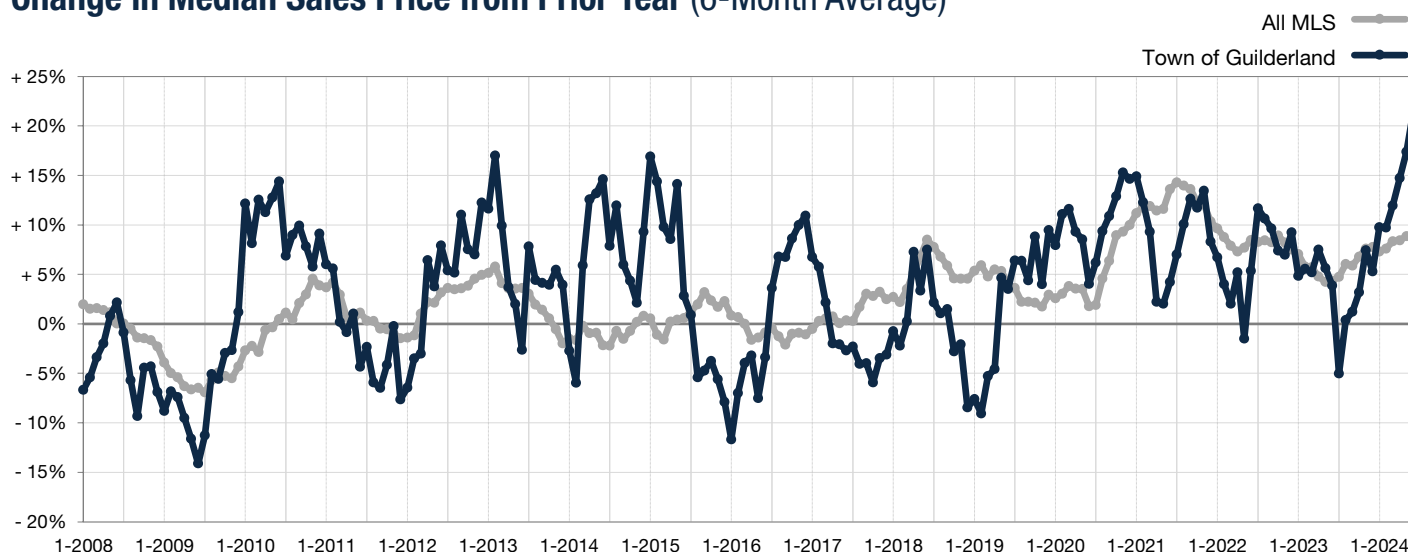


Year to Date

■ 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.