

# Local Market Update – July 2024

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



## Town of Guilderland

**+ 17.2%**

Change in  
New Listings

**+ 50.0%**

Change in  
Closed Sales

**+ 38.0%**

Change in  
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	29	34	+ 17.2%	176	207	+ 17.6%
Closed Sales	24	36	+ 50.0%	123	159	+ 29.3%
Median Sales Price*	\$297,050	\$410,000	+ 38.0%	\$300,000	\$371,000	+ 23.7%
Percent of Original List Price Received*	101.9%	104.9%	+ 2.9%	100.9%	102.2%	+ 1.3%
Days on Market Until Sale	16	12	- 22.4%	19	22	+ 16.5%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 31.0%	--	--	--

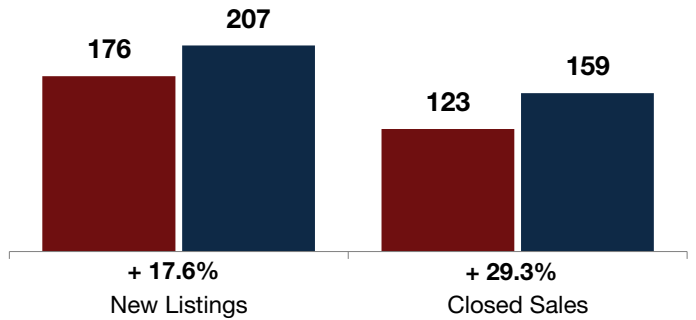
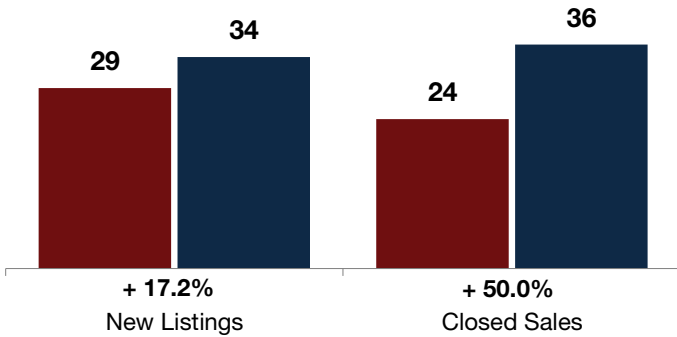
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July

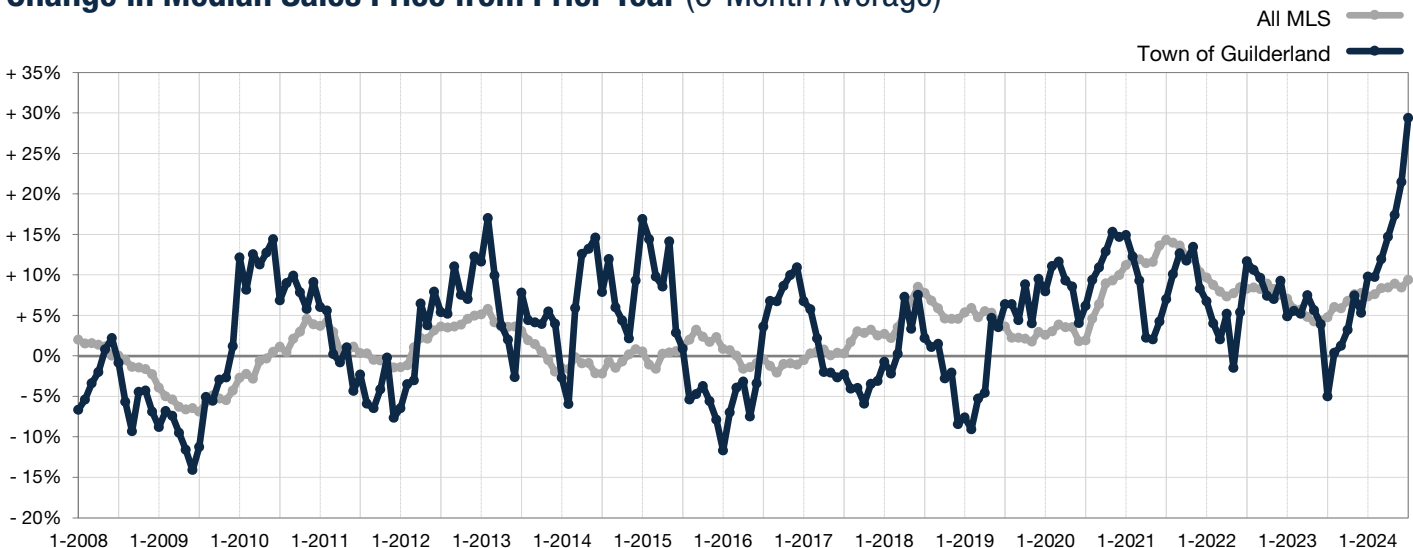
■ 2023 ■ 2024

### 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.