

Local Market Update – August 2024

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



Town of Guilderland

- 16.7%

Change in
New Listings

- 35.1%

Change in
Closed Sales

- 5.1%

Change in
Median Sales Price

	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	36	30	- 16.7%	212	236	+ 11.3%
Closed Sales	37	24	- 35.1%	160	185	+ 15.6%
Median Sales Price*	\$417,500	\$396,250	- 5.1%	\$315,000	\$375,000	+ 19.0%
Percent of Original List Price Received*	102.5%	104.2%	+ 1.6%	101.2%	102.4%	+ 1.2%
Days on Market Until Sale	24	16	- 32.7%	20	21	+ 5.3%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	1.3	0.9	- 28.7%	--	--	--

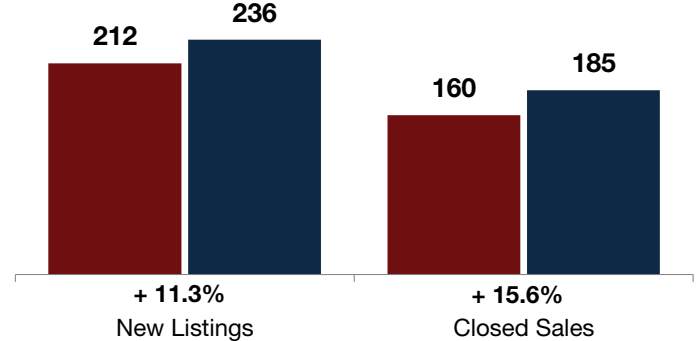
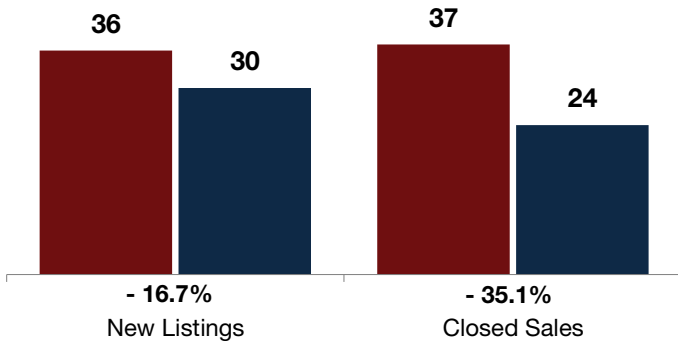
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

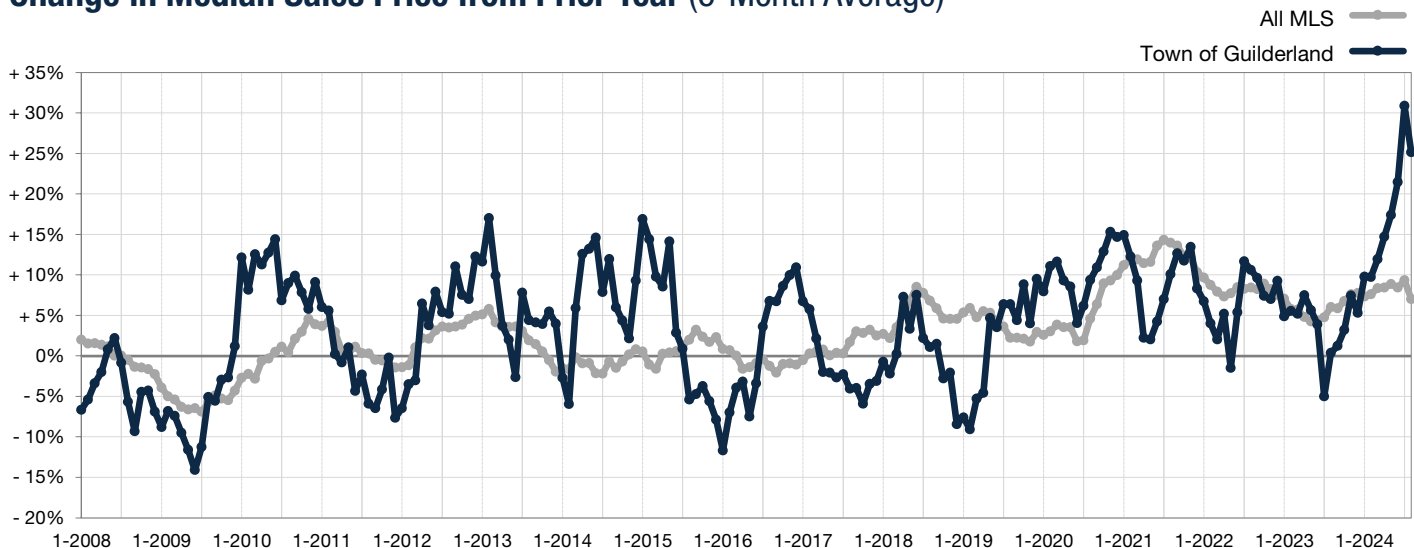
■ 2023 ■ 2024

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.