

Local Market Update – September 2024

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



Town of Guilderland

- 44.4%

+ 19.2%

- 2.8%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	36	20	- 44.4%	248	257	+ 3.6%
Closed Sales	26	31	+ 19.2%	186	218	+ 17.2%
Median Sales Price*	\$335,000	\$325,600	- 2.8%	\$318,000	\$370,500	+ 16.5%
Percent of Original List Price Received*	102.8%	100.3%	- 2.4%	101.4%	102.1%	+ 0.7%
Days on Market Until Sale	9	15	+ 68.8%	18	20	+ 8.7%
Inventory of Homes for Sale	40	24	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 49.3%	--	--	--

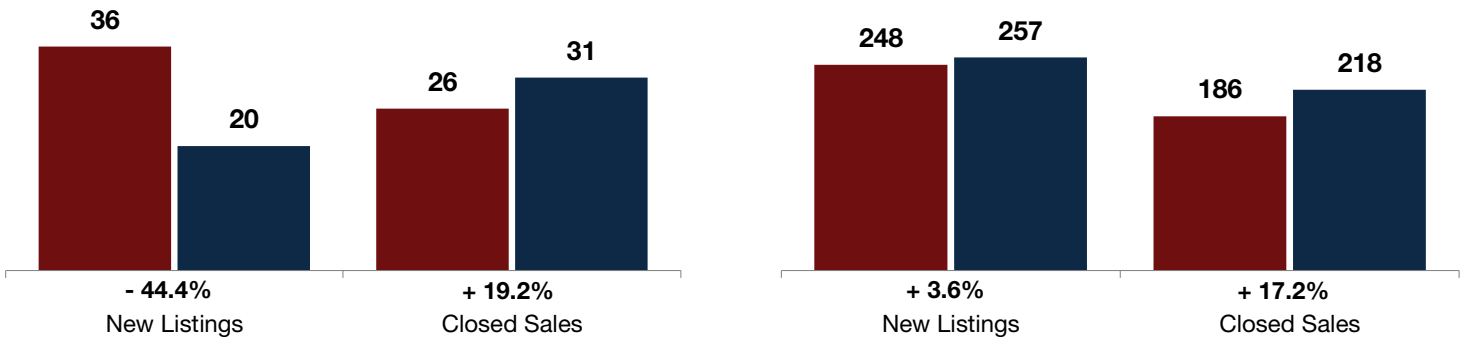
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

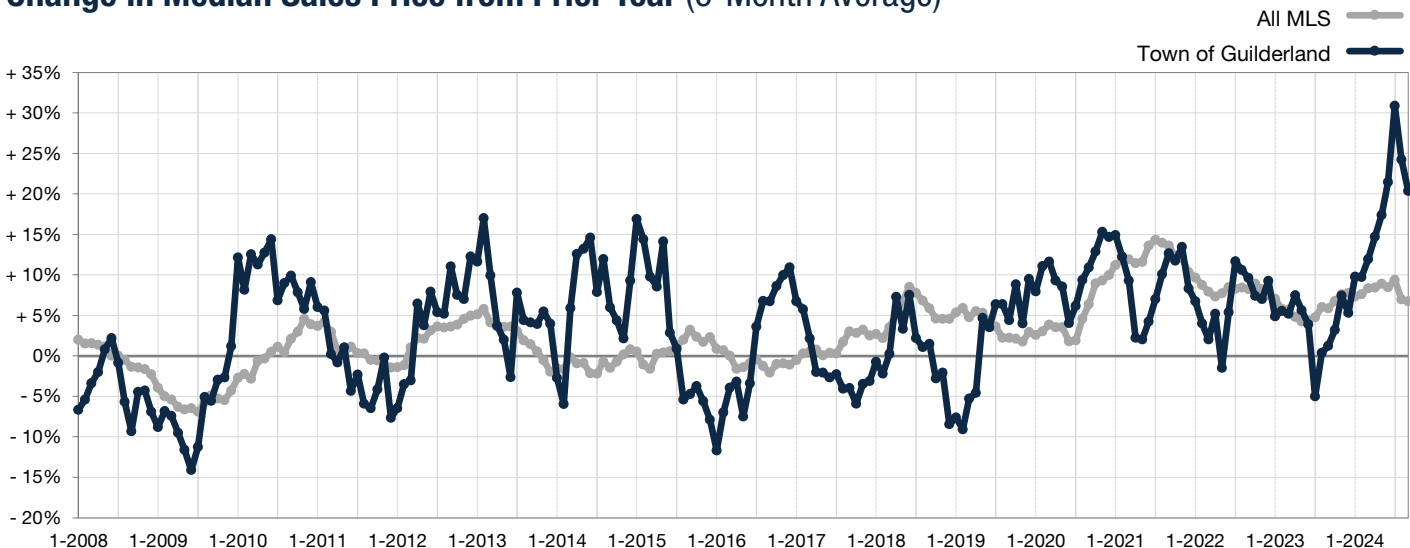
■ 2023 ■ 2024

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.