

Local Market Update – October 2024

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



Town of Guilderland

- 3.1%

Change in
New Listings

- 18.8%

Change in
Closed Sales

+ 4.6%

Change in
Median Sales Price

	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	32	31	- 3.1%	280	290	+ 3.6%
Closed Sales	32	26	- 18.8%	218	246	+ 12.8%
Median Sales Price*	\$327,500	\$342,625	+ 4.6%	\$320,000	\$369,000	+ 15.3%
Percent of Original List Price Received*	103.4%	100.8%	- 2.5%	101.7%	102.0%	+ 0.2%
Days on Market Until Sale	7	28	+ 288.1%	17	21	+ 23.9%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--
Months Supply of Inventory	1.6	1.3	- 20.7%	--	--	--

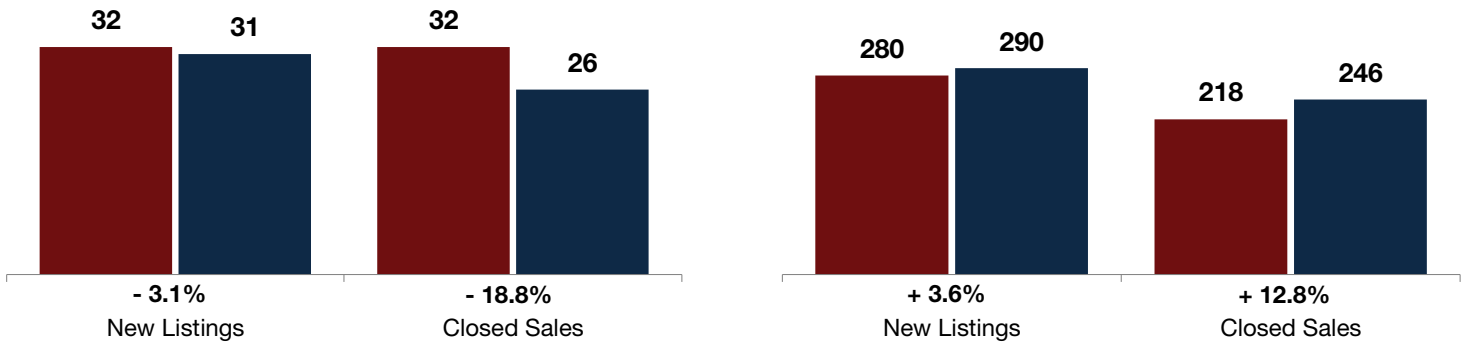
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

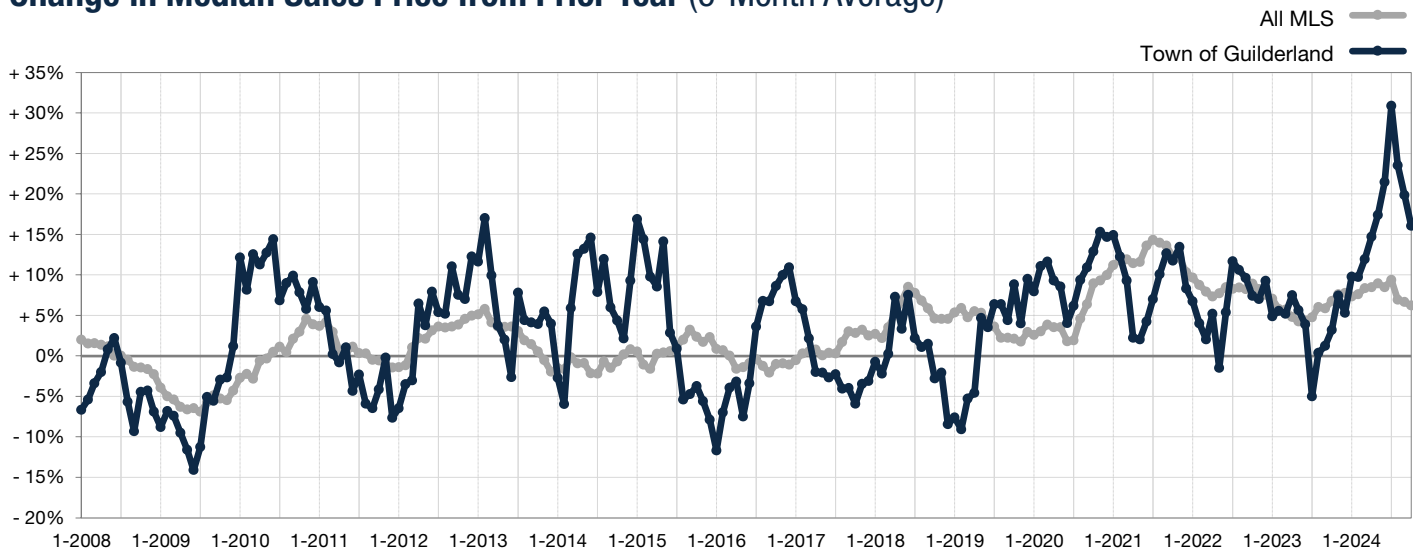
■ 2023 ■ 2024

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.