

Local Market Update – November 2024

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



Town of Guilderland

- 4.0%

+ 4.8%

- 2.6%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

November

Year to Date

	2023	2024	+ / -	2023	2024	+ / -
New Listings	25	24	- 4.0%	305	315	+ 3.3%
Closed Sales	21	22	+ 4.8%	239	268	+ 12.1%
Median Sales Price*	\$385,000	\$374,950	- 2.6%	\$325,000	\$369,500	+ 13.7%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	101.6%	101.7%	+ 0.1%
Days on Market Until Sale	11	20	+ 87.9%	16	21	+ 27.7%
Inventory of Homes for Sale	34	29	- 14.7%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.9%	--	--	--

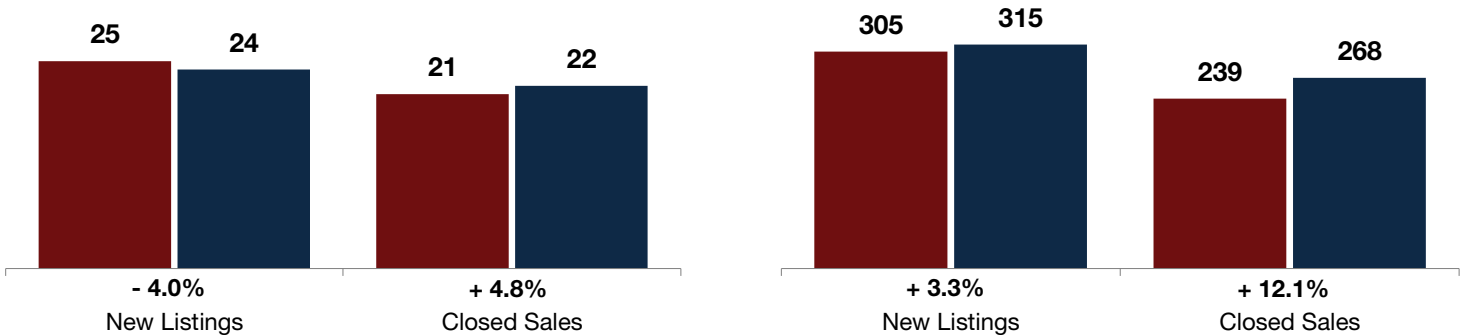
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

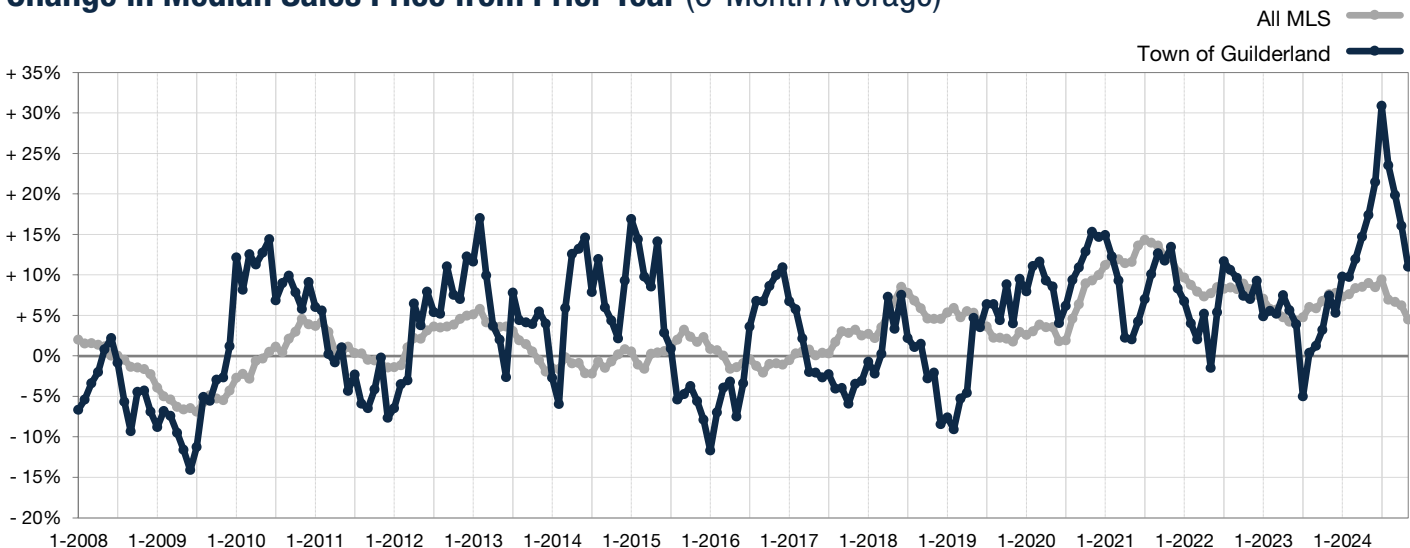
■ 2023 ■ 2024

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.