

# Local Market Update – December 2024

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



## Town of Guilderland

**- 20.0%**

Change in  
New Listings

**- 26.9%**

Change in  
Closed Sales

**+ 28.0%**

Change in  
Median Sales Price

	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	5	4	- 20.0%	310	318	+ 2.6%
Closed Sales	26	19	- 26.9%	265	289	+ 9.1%
Median Sales Price*	\$312,500	\$400,000	+ 28.0%	\$320,000	\$374,900	+ 17.2%
Percent of Original List Price Received*	100.1%	100.9%	+ 0.8%	101.4%	101.6%	+ 0.2%
Days on Market Until Sale	10	15	+ 49.8%	16	20	+ 29.6%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 23.4%	--	--	--

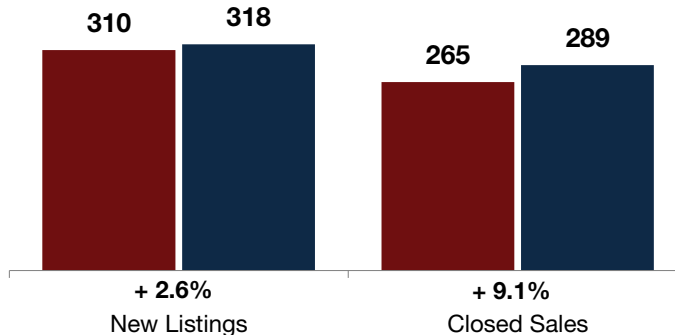
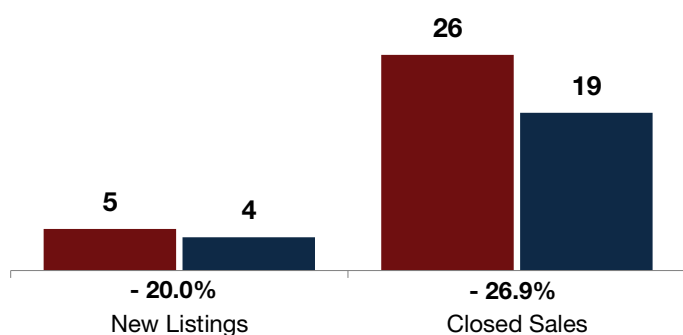
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

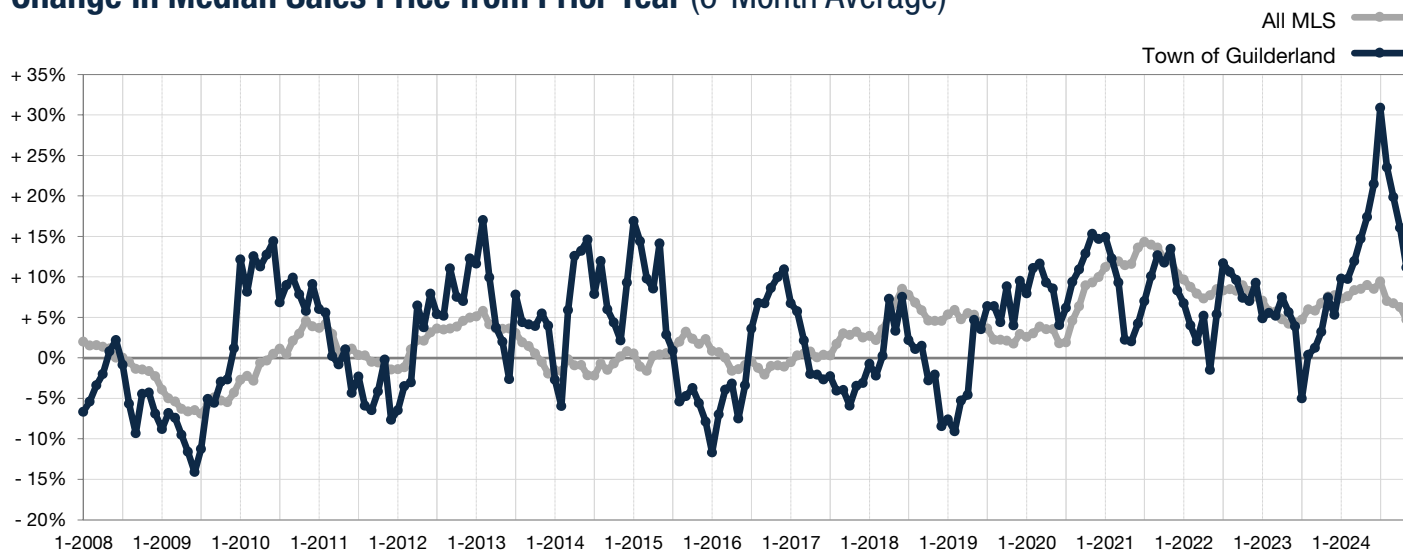
■ 2023 ■ 2024

### 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.