

Local Market Update – January 2025

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



Town of Guilderland

- 12.5%

Change in
New Listings

- 28.0%

Change in
Closed Sales

+ 16.7%

Change in
Median Sales Price

	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	24	21	- 12.5%	24	21	- 12.5%
Closed Sales	25	18	- 28.0%	25	18	- 28.0%
Median Sales Price*	\$293,500	\$342,500	+ 16.7%	\$293,500	\$342,500	+ 16.7%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	99.1%	98.6%	- 0.5%
Days on Market Until Sale	29	20	- 31.8%	29	20	- 31.8%
Inventory of Homes for Sale	26	16	- 38.5%	--	--	--
Months Supply of Inventory	1.1	0.7	- 41.7%	--	--	--

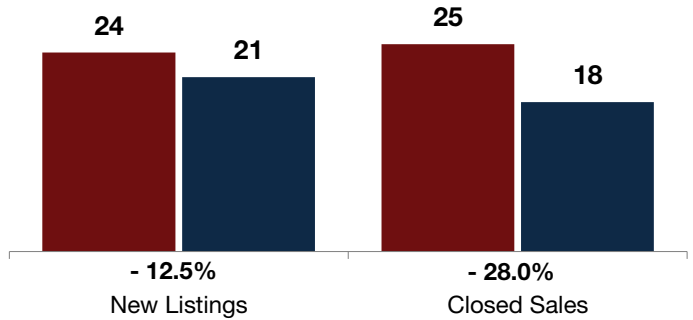
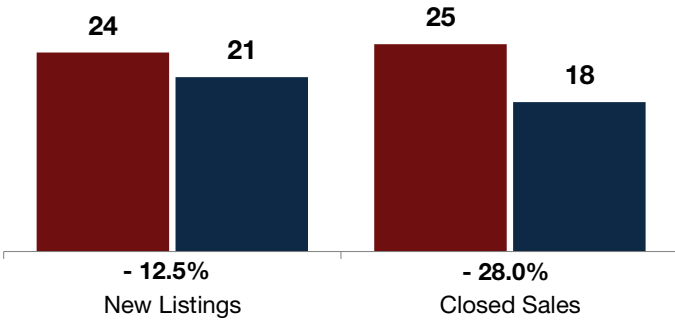
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

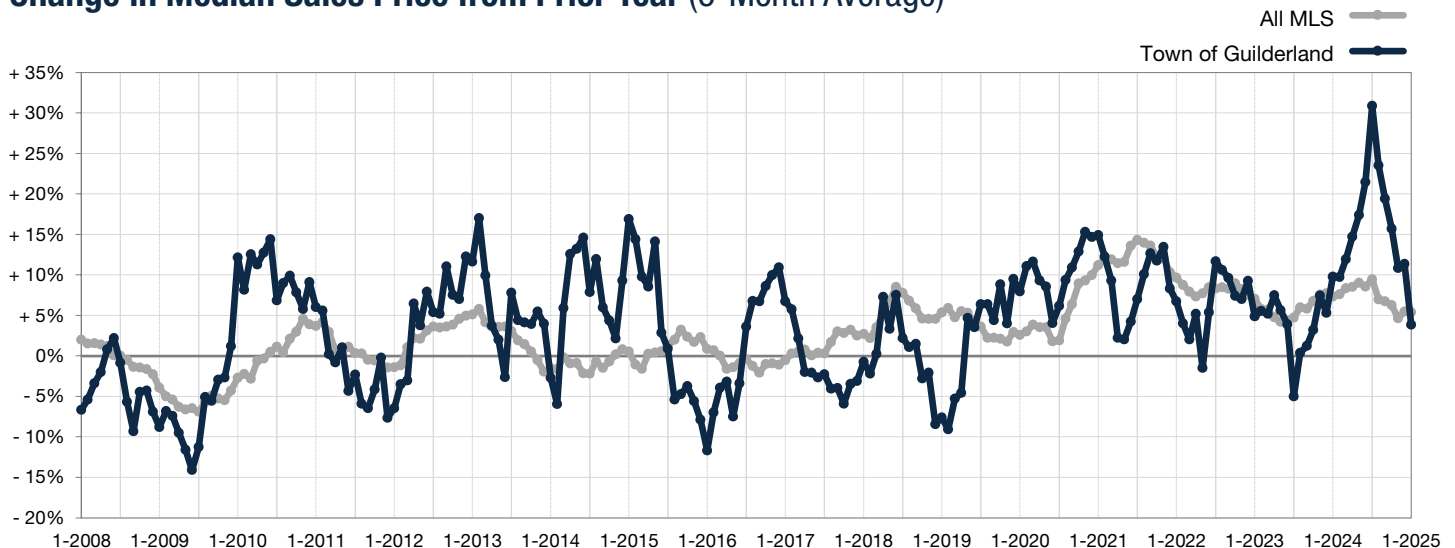
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



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.