

Local Market Update – February 2025

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



Town of Guilderland

+ 17.6%

Change in
New Listings

0.0%

Change in
Closed Sales

+ 13.2%

Change in
Median Sales Price

	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	17	20	+ 17.6%	41	40	- 2.4%
Closed Sales	10	10	0.0%	35	28	- 20.0%
Median Sales Price*	\$340,000	\$384,950	+ 13.2%	\$300,000	\$355,000	+ 18.3%
Percent of Original List Price Received*	101.2%	99.0%	- 2.1%	99.7%	98.8%	- 0.9%
Days on Market Until Sale	17	36	+ 105.8%	25	25	- 0.6%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.0%	--	--	--

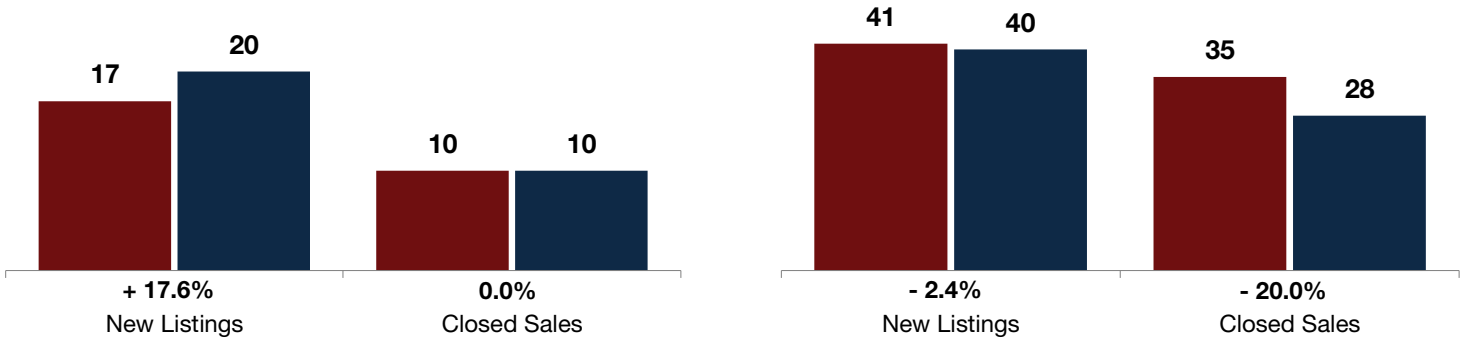
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

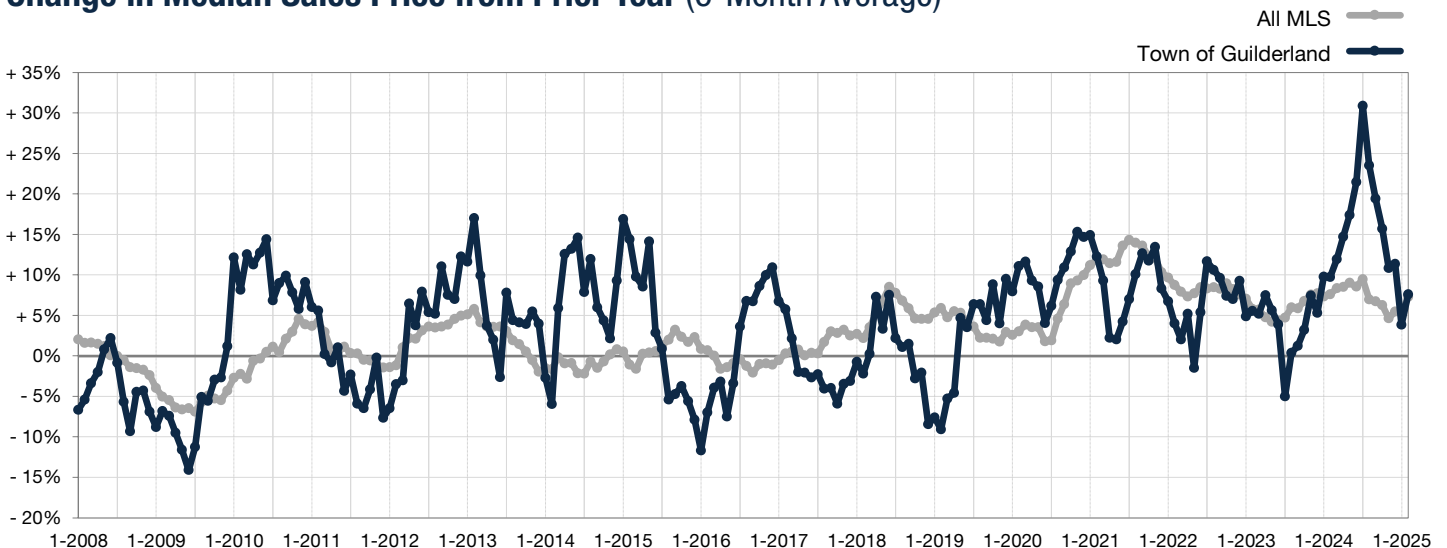
■ 2024 ■ 2025

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.