

# Local Market Update – May 2025

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



## Town of Guilderland

**- 25.5%**

Change in  
New Listings

**- 17.4%**

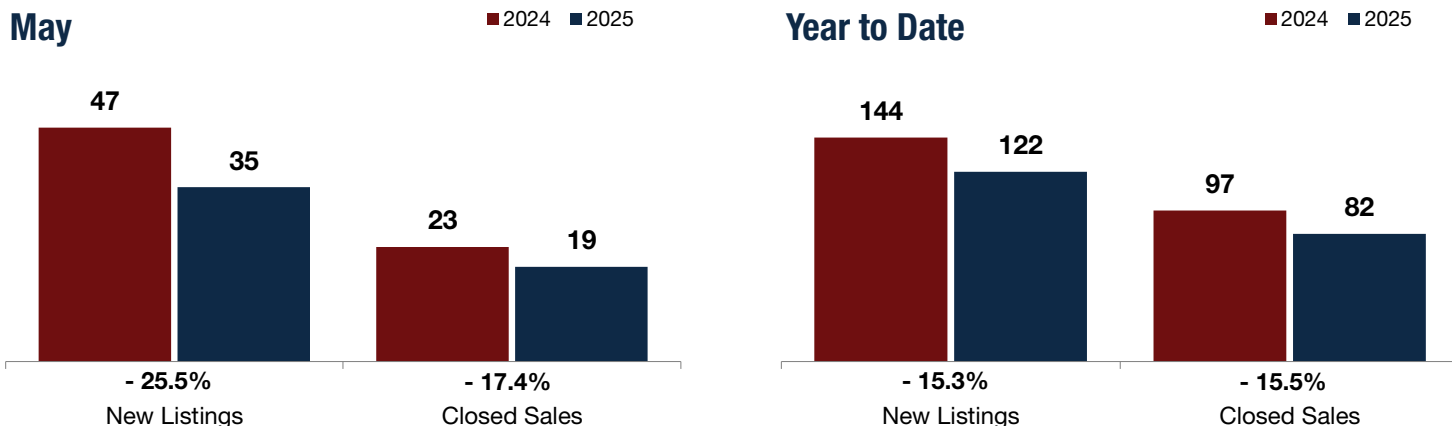
Change in  
Closed Sales

**+ 4.1%**

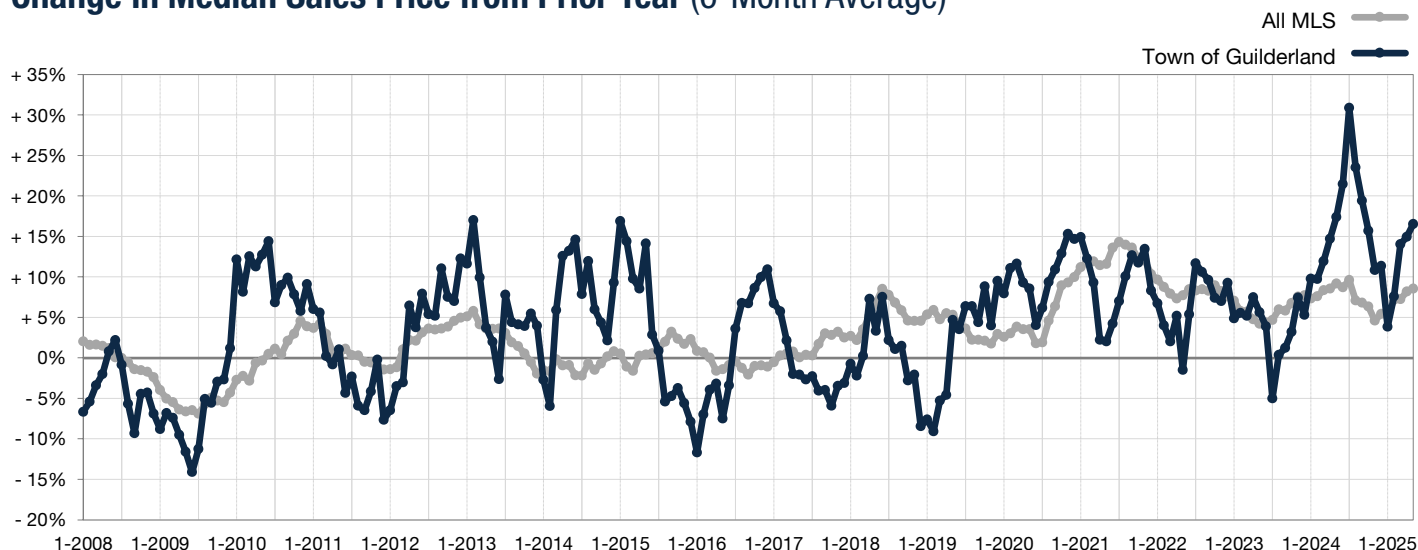
Change in  
Median Sales Price

	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	47	35	- 25.5%	144	122	- 15.3%
Closed Sales	23	19	- 17.4%	97	82	- 15.5%
Median Sales Price*	\$370,000	<b>\$385,000</b>	+ 4.1%	\$340,000	<b>\$392,500</b>	+ 15.4%
Percent of Original List Price Received*	104.6%	<b>104.9%</b>	+ 0.3%	101.2%	<b>102.1%</b>	+ 0.9%
Days on Market Until Sale	15	<b>17</b>	+ 12.2%	26	<b>20</b>	- 22.0%
Inventory of Homes for Sale	34	<b>24</b>	- 29.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.1</b>	- 18.8%	--	--	--

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



### 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.