

Local Market Update – June 2025

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



Town of Guilderland

+ 45.2%

0.0%

- 4.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	45	+ 45.2%	175	168	- 4.0%
Closed Sales	26	26	0.0%	123	108	- 12.2%
Median Sales Price*	\$480,000	\$457,500	- 4.7%	\$355,000	\$408,500	+ 15.1%
Percent of Original List Price Received*	102.1%	103.9%	+ 1.8%	101.4%	102.5%	+ 1.1%
Days on Market Until Sale	23	9	- 62.4%	25	17	- 31.3%
Inventory of Homes for Sale	32	33	+ 3.1%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 18.8%	--	--	--

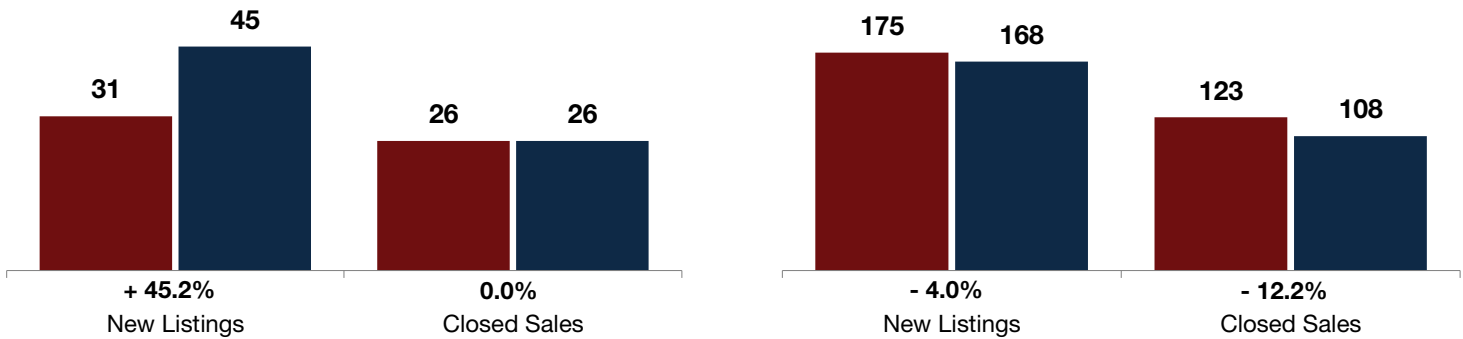
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June

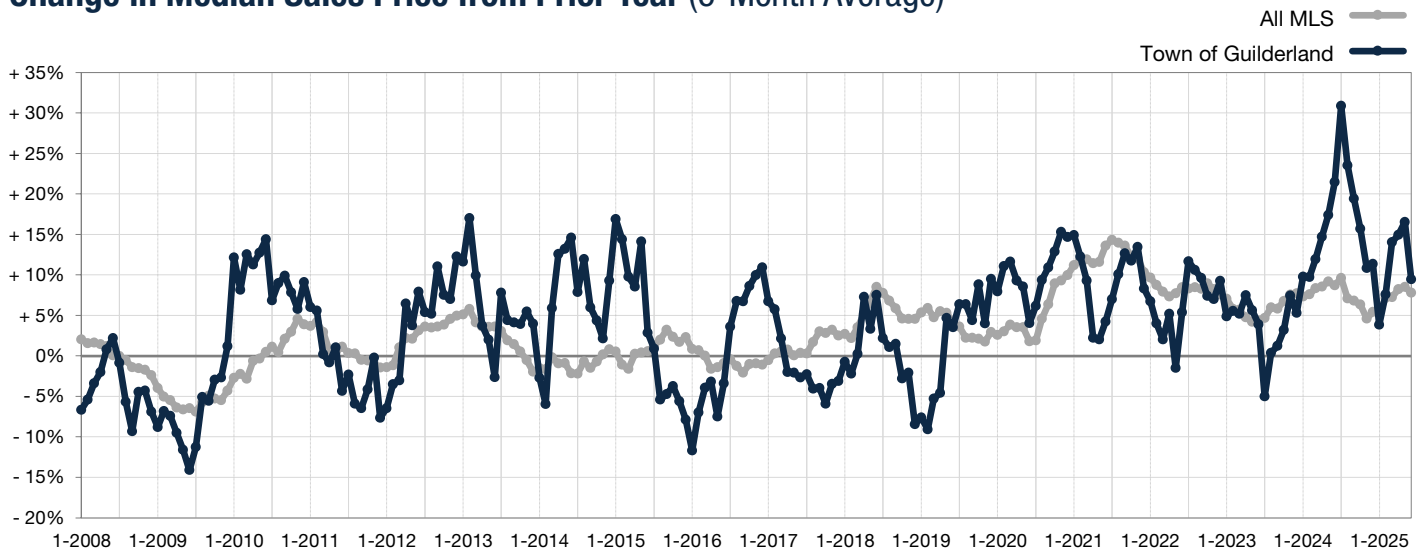
■ 2024 ■ 2025

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.