

Local Market Update – July 2025

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



Town of Guilderland

+ 39.4%

Change in
New Listings

- 47.4%

Change in
Closed Sales

- 5.9%

Change in
Median Sales Price

	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	33	46	+ 39.4%	208	214	+ 2.9%
Closed Sales	38	20	- 47.4%	161	128	- 20.5%
Median Sales Price*	\$425,000	\$400,000	- 5.9%	\$375,000	\$404,000	+ 7.7%
Percent of Original List Price Received*	104.7%	104.5%	- 0.2%	102.2%	102.8%	+ 0.7%
Days on Market Until Sale	12	8	- 32.2%	22	16	- 28.0%
Inventory of Homes for Sale	37	35	- 5.4%	--	--	--
Months Supply of Inventory	1.5	1.5	+ 3.2%	--	--	--

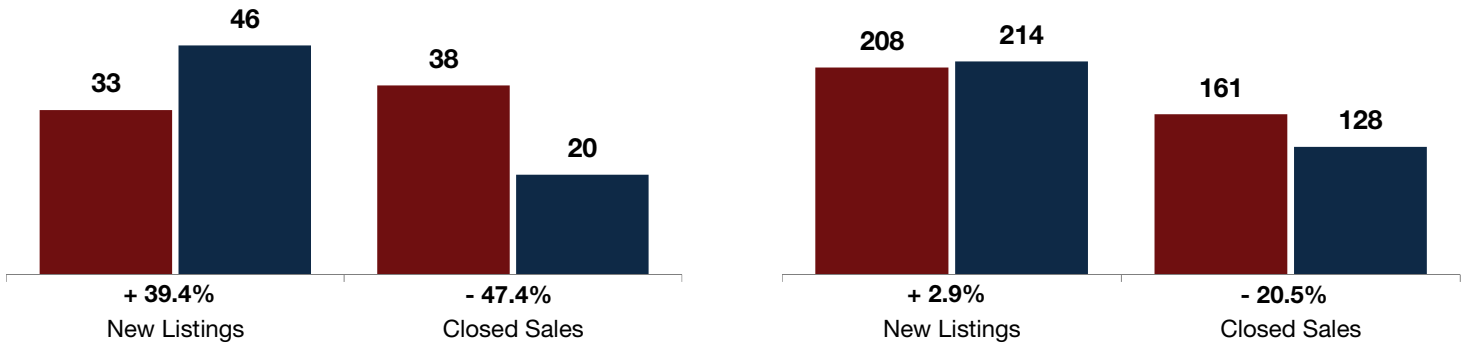
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

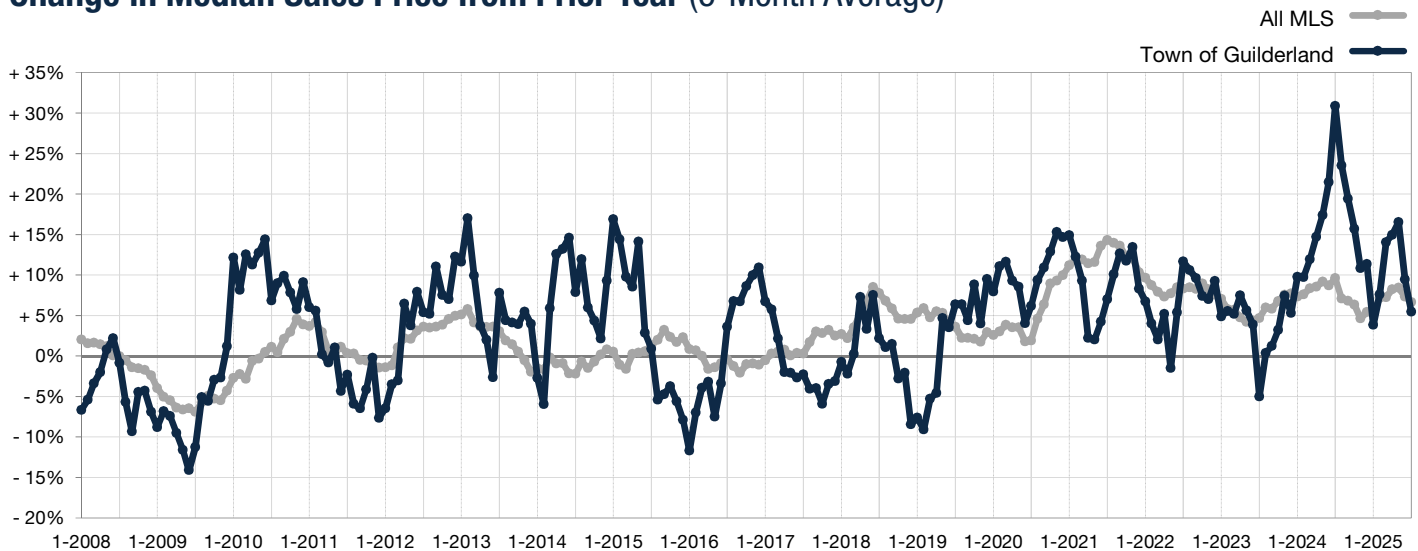
■ 2024 ■ 2025

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.