

Local Market Update – August 2025

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



Town of Guilderland

+ 41.9%

Change in
New Listings

+ 7.4%

Change in
Closed Sales

+ 50.5%

Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	31	44	+ 41.9%	239	260	+ 8.8%
Closed Sales	27	29	+ 7.4%	188	158	- 16.0%
Median Sales Price*	\$372,000	\$560,000	+ 50.5%	\$373,500	\$413,500	+ 10.7%
Percent of Original List Price Received*	104.1%	102.0%	- 2.0%	102.4%	102.7%	+ 0.2%
Days on Market Until Sale	15	11	- 21.3%	21	15	- 28.6%
Inventory of Homes for Sale	26	37	+ 42.3%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 54.5%	--	--	--

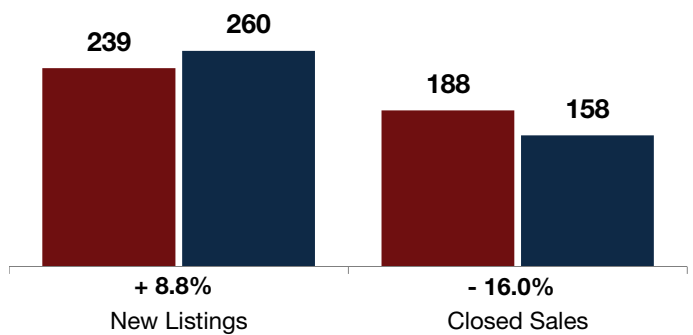
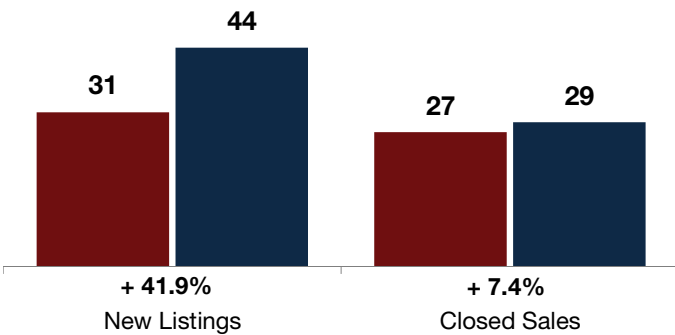
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

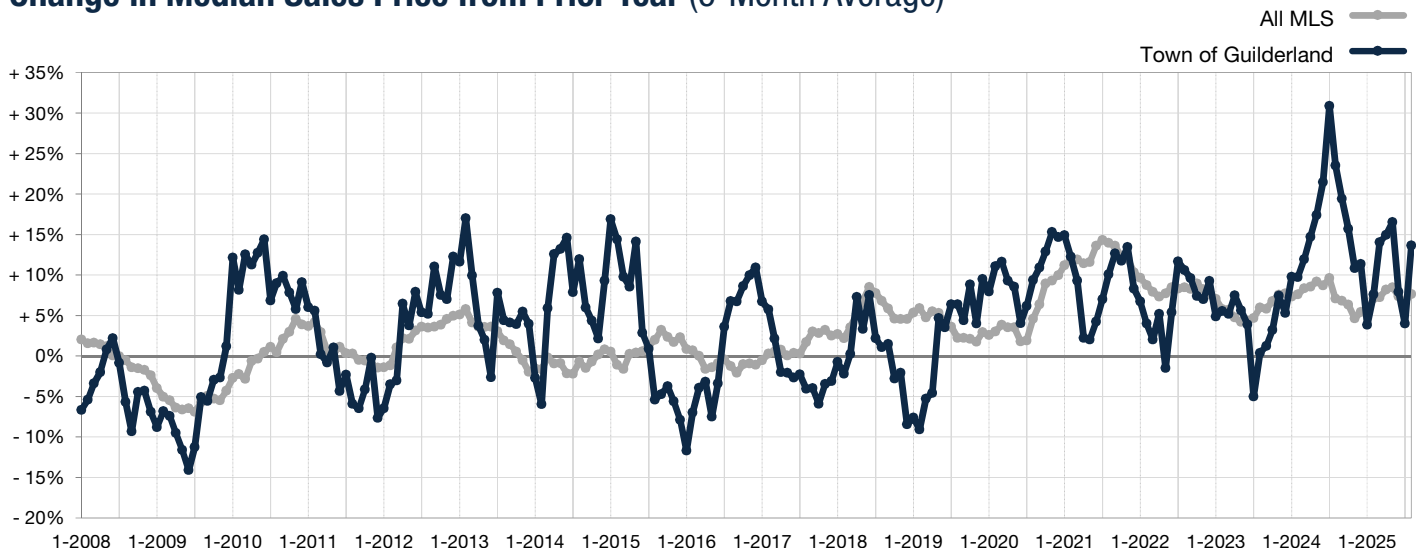
■ 2024 ■ 2025

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.