

Local Market Update – September 2025

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



Town of Guilderland

+ 90.0%

Change in
New Listings

+ 21.2%

Change in
Closed Sales

+ 14.0%

Change in
Median Sales Price

	September			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	20	38	+ 90.0%	259	300	+ 15.8%
Closed Sales	33	40	+ 21.2%	221	198	- 10.4%
Median Sales Price*	\$325,600	\$371,125	+ 14.0%	\$370,000	\$410,000	+ 10.8%
Percent of Original List Price Received*	100.0%	102.2%	+ 2.1%	102.1%	102.6%	+ 0.5%
Days on Market Until Sale	15	16	+ 6.7%	20	15	- 24.5%
Inventory of Homes for Sale	26	40	+ 53.8%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 58.0%	--	--	--

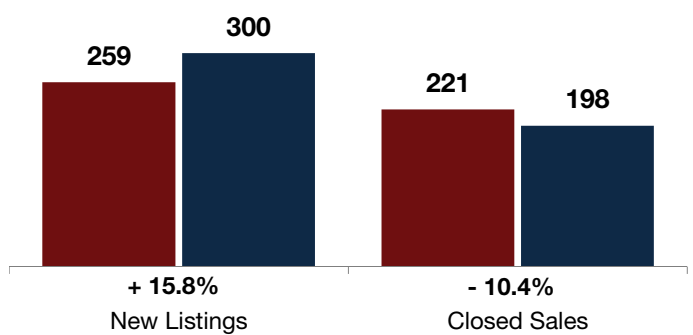
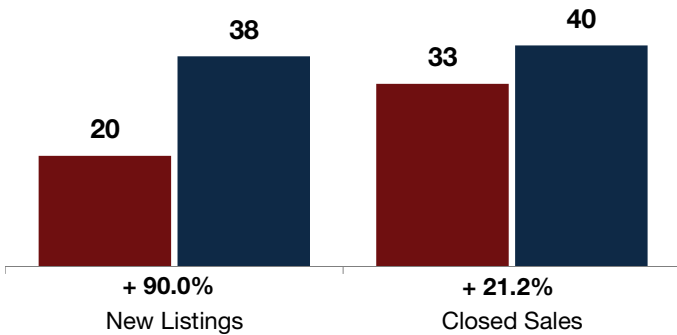
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

September

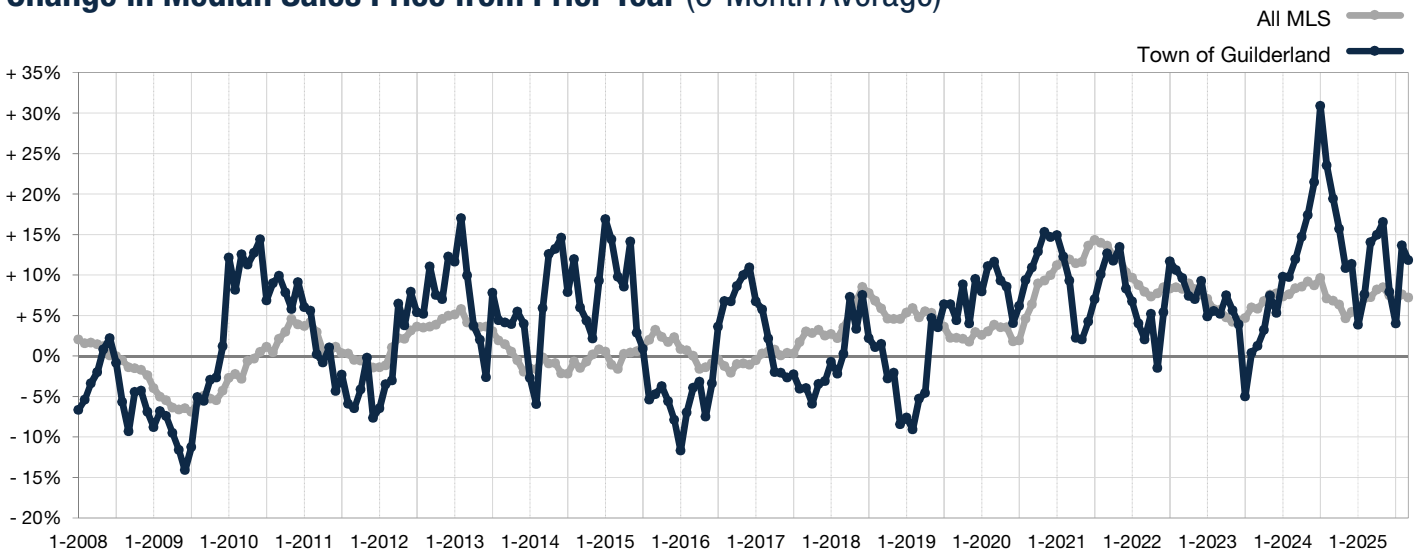
■ 2024 ■ 2025

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.