

Local Market Update – October 2025

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



Town of Guilderland

- 34.4%

+ 42.3%

+ 5.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	32	21	- 34.4%	291	322	+ 10.7%
Closed Sales	26	37	+ 42.3%	247	236	- 4.5%
Median Sales Price*	\$342,625	\$360,500	+ 5.2%	\$369,000	\$400,500	+ 8.5%
Percent of Original List Price Received*	100.8%	99.6%	- 1.2%	102.0%	102.1%	+ 0.1%
Days on Market Until Sale	28	19	- 33.1%	21	16	- 24.3%
Inventory of Homes for Sale	34	25	- 26.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.9%	--	--	--

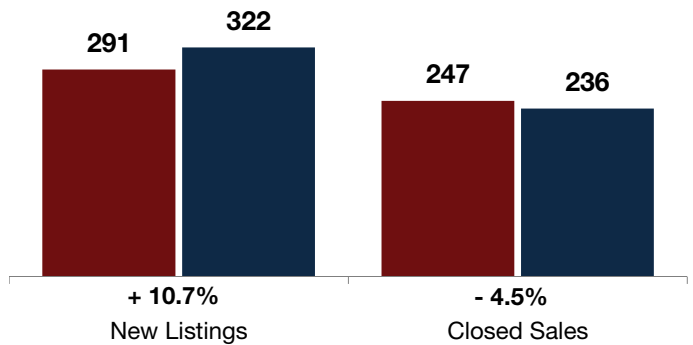
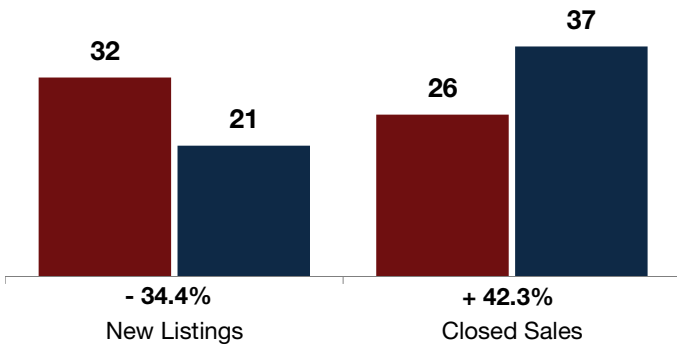
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October

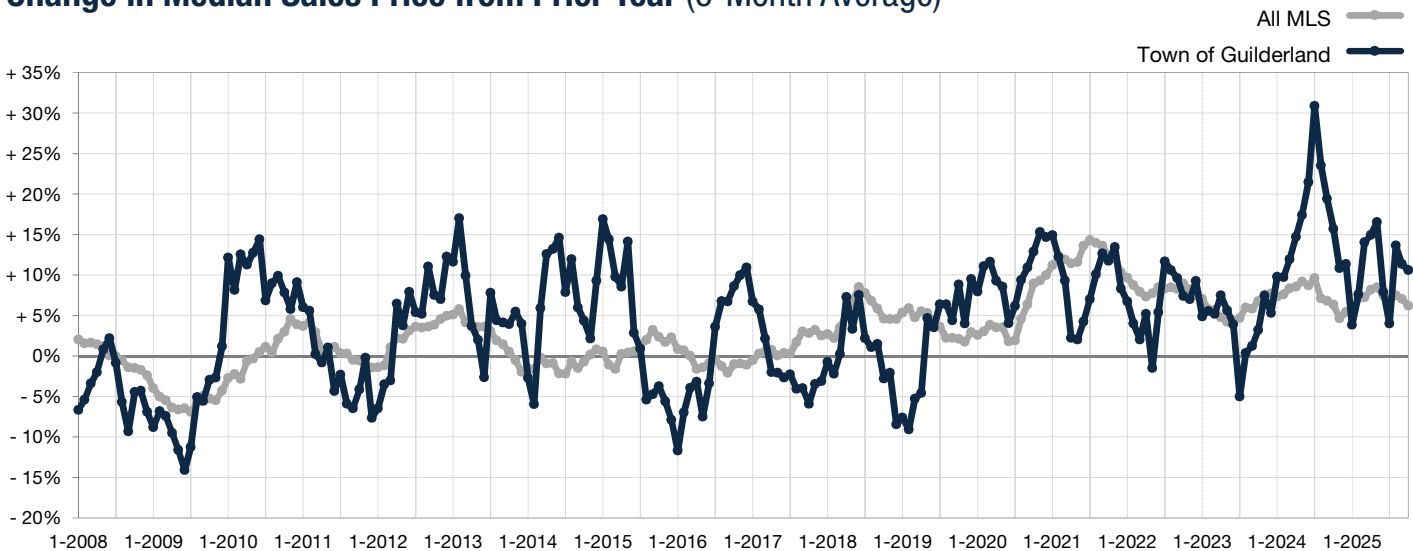
■ 2024 ■ 2025

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.