

Local Market Update – November 2025

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



Town of Guilderland

- 44.0%

Change in
New Listings

- 8.3%

Change in
Closed Sales

+ 24.4%

Change in
Median Sales Price

	November			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	25	14	- 44.0%	316	337	+ 6.6%
Closed Sales	24	22	- 8.3%	271	260	- 4.1%
Median Sales Price*	\$383,750	\$477,500	+ 24.4%	\$370,000	\$400,500	+ 8.2%
Percent of Original List Price Received*	98.8%	98.5%	- 0.2%	101.7%	101.7%	+ 0.1%
Days on Market Until Sale	19	23	+ 21.0%	21	16	- 21.3%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.2	1.2	- 3.4%	--	--	--

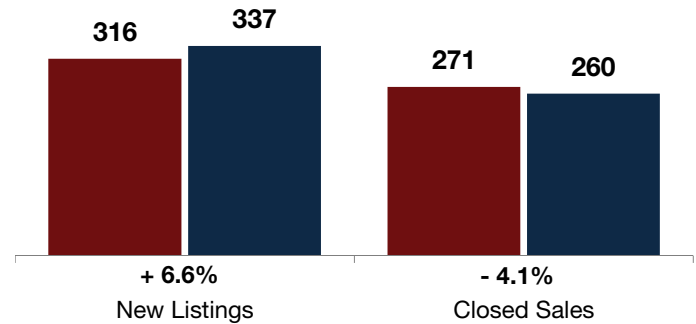
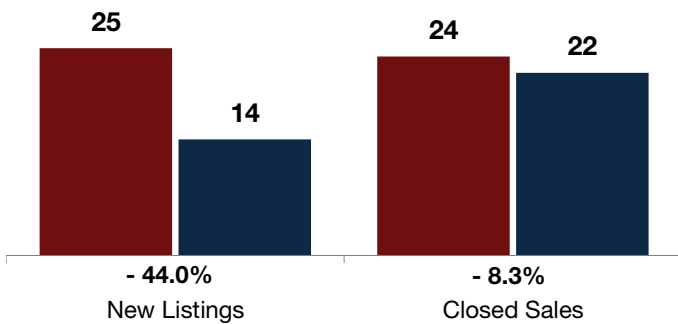
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

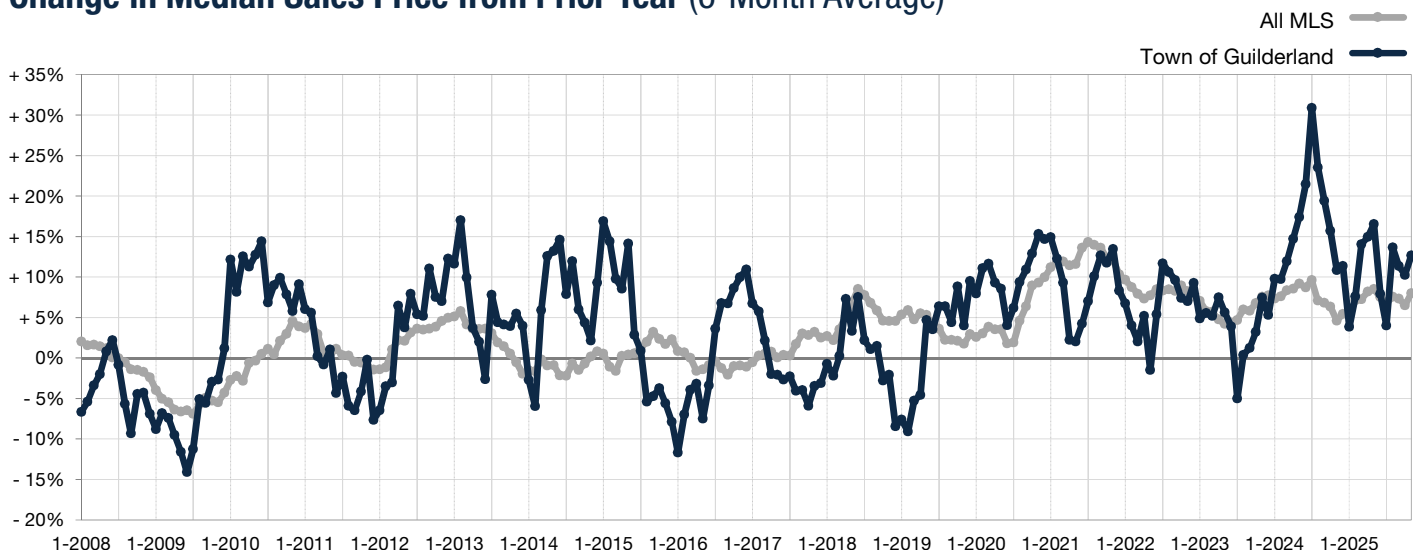
■ 2024 ■ 2025

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.