

# Local Market Update – December 2025

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



## Town of Guilderland

**+ 75.0%**

Change in  
New Listings

**+ 35.0%**

Change in  
Closed Sales

**+ 3.1%**

Change in  
Median Sales Price

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	7	+ 75.0%	320	345	+ 7.8%
Closed Sales	20	27	+ 35.0%	291	288	- 1.0%
Median Sales Price*	\$397,500	<b>\$410,000</b>	+ 3.1%	\$372,000	<b>\$403,000</b>	+ 8.3%
Percent of Original List Price Received*	101.0%	<b>96.9%</b>	- 4.0%	101.6%	<b>101.3%</b>	- 0.3%
Days on Market Until Sale	15	<b>25</b>	+ 61.3%	20	<b>17</b>	- 15.9%
Inventory of Homes for Sale	17	<b>19</b>	+ 11.8%	--	--	--
Months Supply of Inventory	0.7	<b>0.8</b>	+ 8.7%	--	--	--

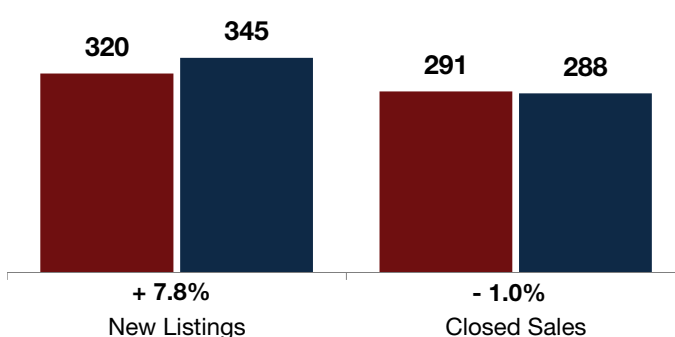
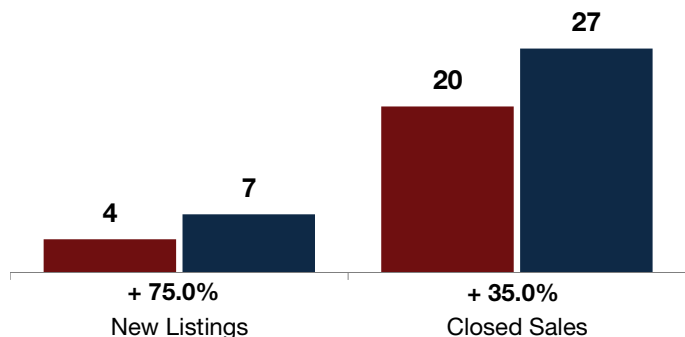
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December

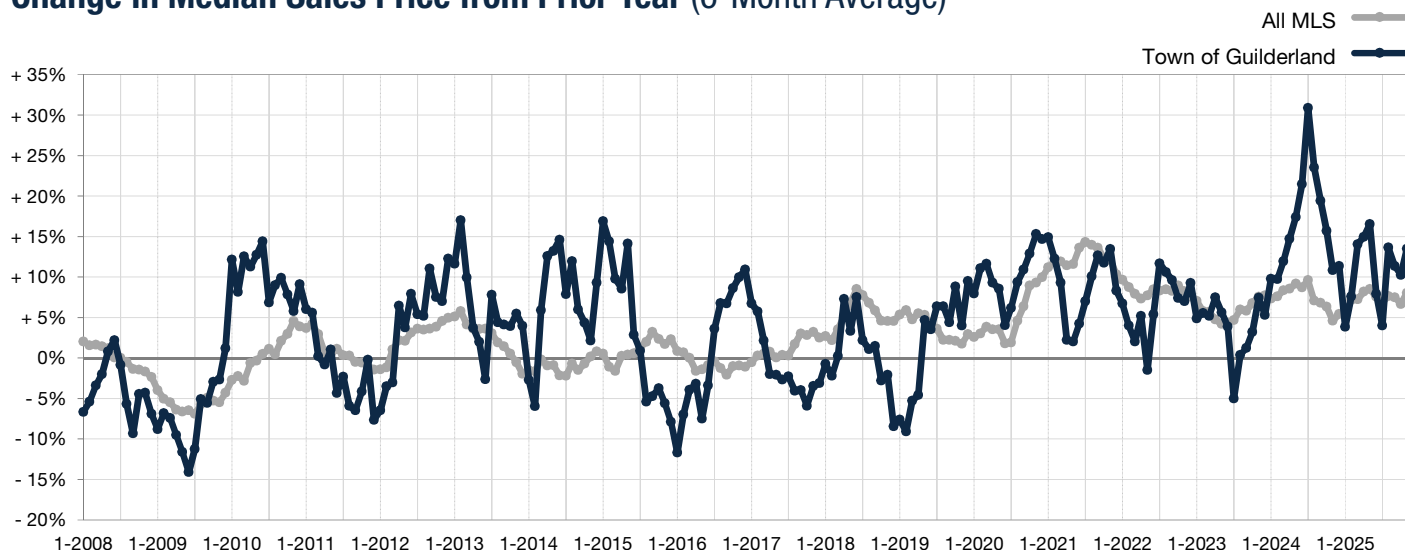
■ 2024 ■ 2025

### 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.