

Local Market Update – January 2026

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



Town of Guilderland

+ 15.0%

- 11.1%

+ 16.1%

Change in
New Listings

Change in
Closed Sales

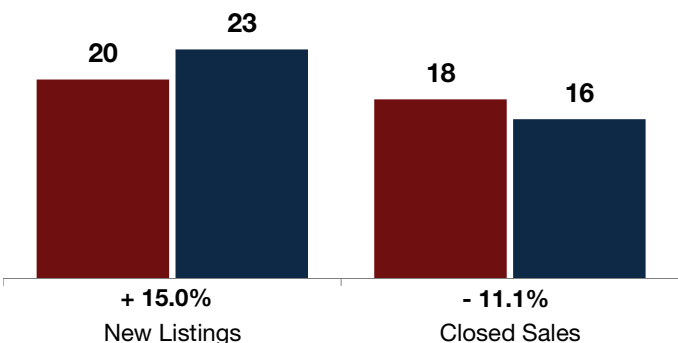
Change in
Median Sales Price

	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	20	23	+ 15.0%	20	23	+ 15.0%
Closed Sales	18	16	- 11.1%	18	16	- 11.1%
Median Sales Price*	\$342,500	\$397,500	+ 16.1%	\$342,500	\$397,500	+ 16.1%
Percent of Original List Price Received*	98.6%	94.8%	- 3.8%	98.6%	94.8%	- 3.8%
Days on Market Until Sale	20	43	+ 120.9%	20	43	+ 120.9%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 5.3%	--	--	--

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

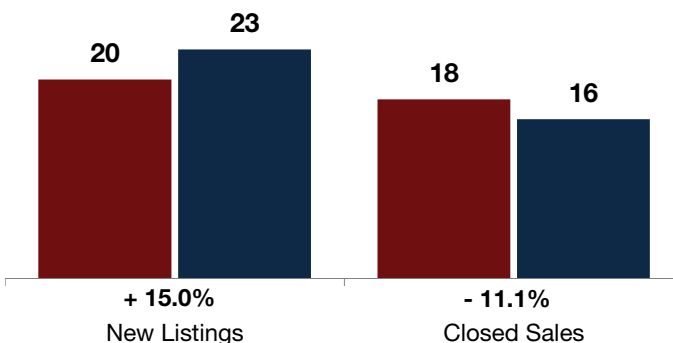
January

■ 2025 ■ 2026

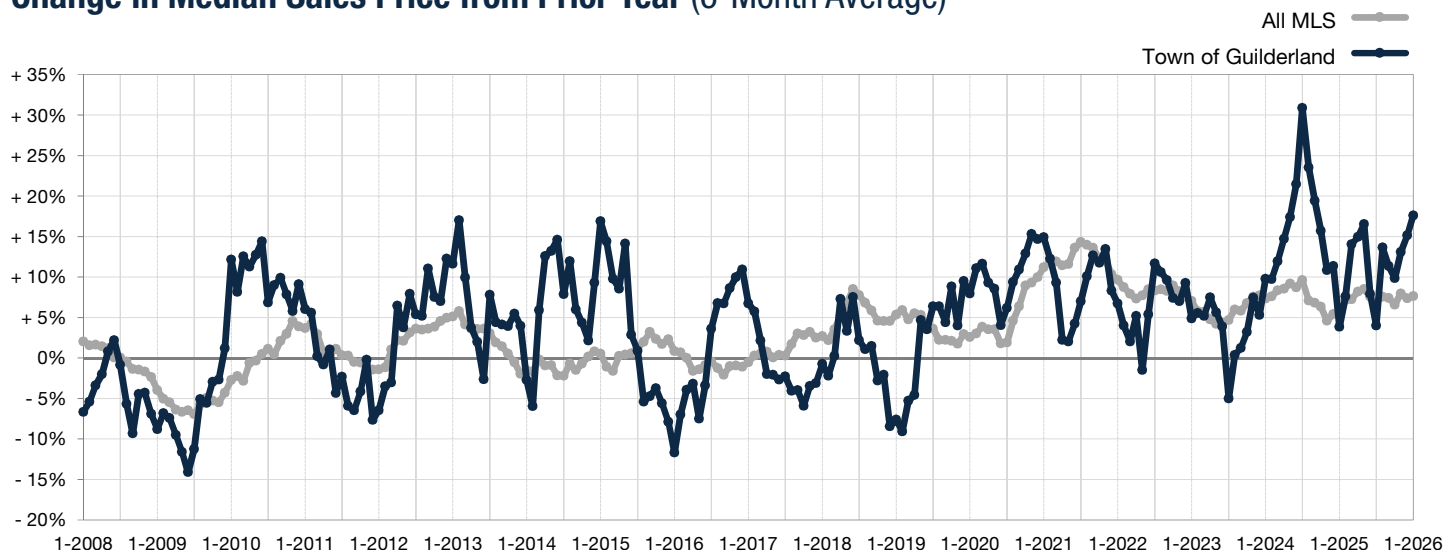


Year to Date

■ 2025 ■ 2026



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.