

Local Market Update – February 2026

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



Town of Guilderland

- 40.0%

+ 20.0%

- 14.0%

Change in
New Listings

Change in
Closed Sales

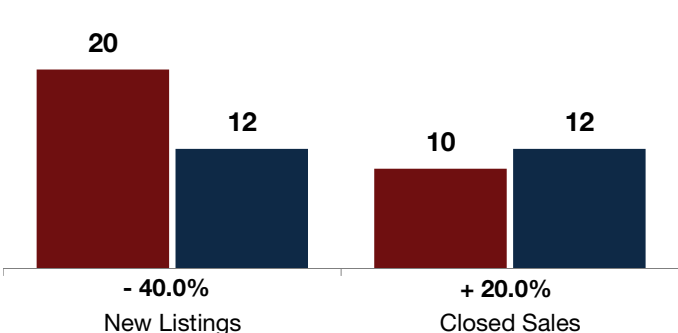
Change in
Median Sales Price

	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	20	12	- 40.0%	40	35	- 12.5%
Closed Sales	10	12	+ 20.0%	28	28	0.0%
Median Sales Price*	\$384,950	\$331,000	- 14.0%	\$355,000	\$375,000	+ 5.6%
Percent of Original List Price Received*	99.0%	92.3%	- 6.8%	98.8%	93.7%	- 5.1%
Days on Market Until Sale	36	41	+ 15.6%	25	42	+ 67.4%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	0.9	0.8	- 15.6%	--	--	--

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

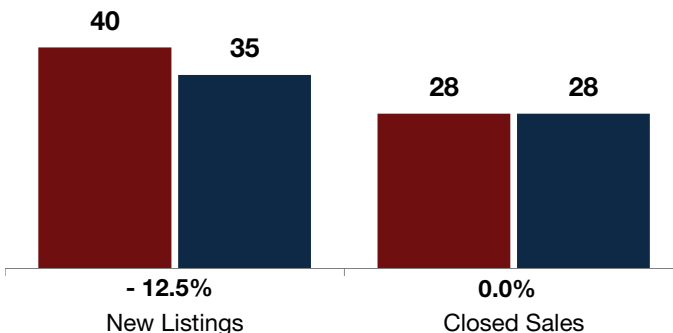
February

■ 2025 ■ 2026

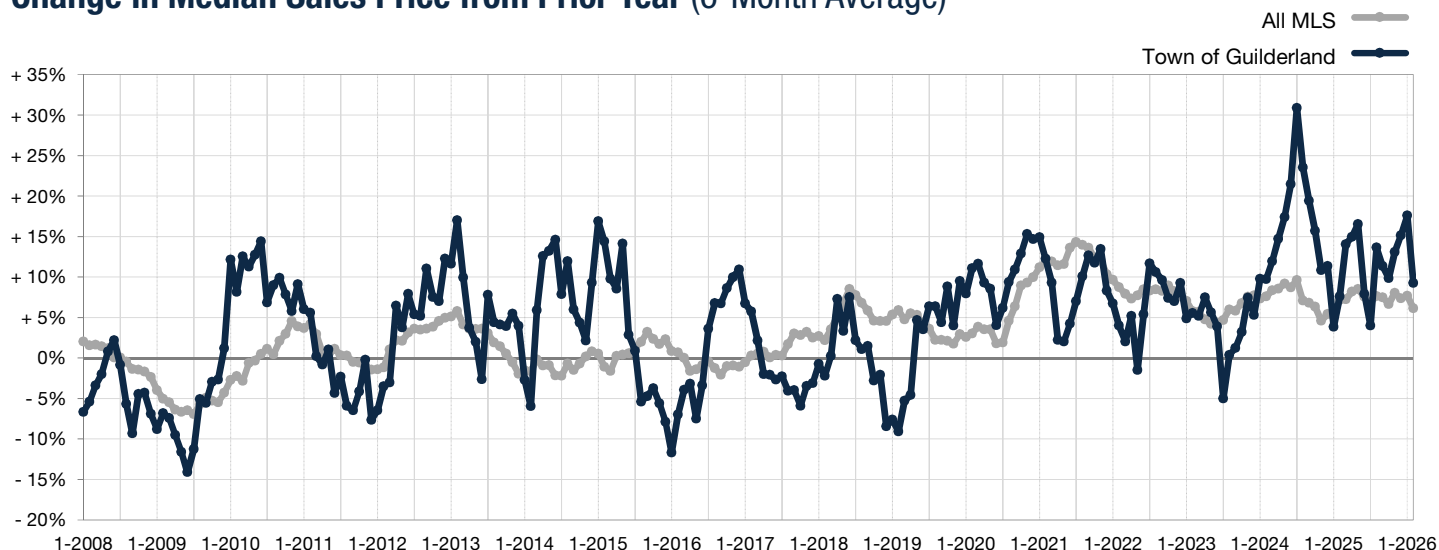


Year to Date

■ 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.