

Local Market Update – April 2026

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



Town of Guilderland

+ 61.5%

Change in
New Listings

- 5.6%

Change in
Closed Sales

- 10.7%

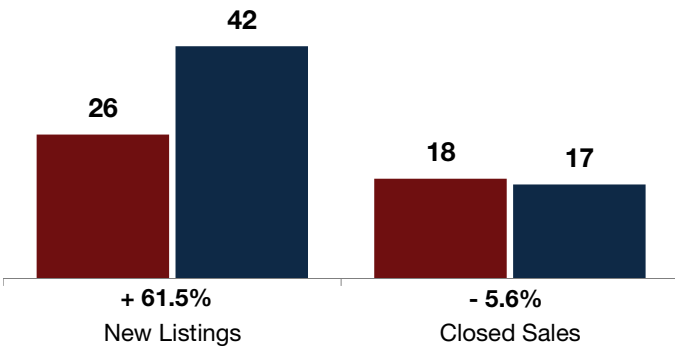
Change in
Median Sales Price

	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
New Listings	26	42	+ 61.5%	90	92	+ 2.2%
Closed Sales	18	17	- 5.6%	63	63	0.0%
Median Sales Price*	\$450,625	\$402,500	- 10.7%	\$400,000	\$395,000	- 1.3%
Percent of Original List Price Received*	102.5%	99.2%	- 3.2%	101.3%	97.3%	- 3.9%
Days on Market Until Sale	12	28	+ 142.2%	21	39	+ 88.0%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 42.3%	--	--	--

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

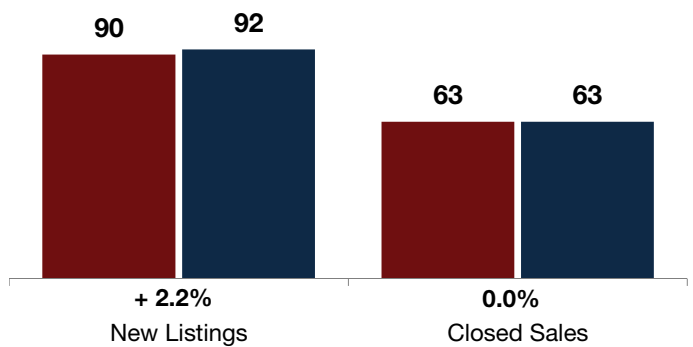
April

■ 2025 ■ 2026

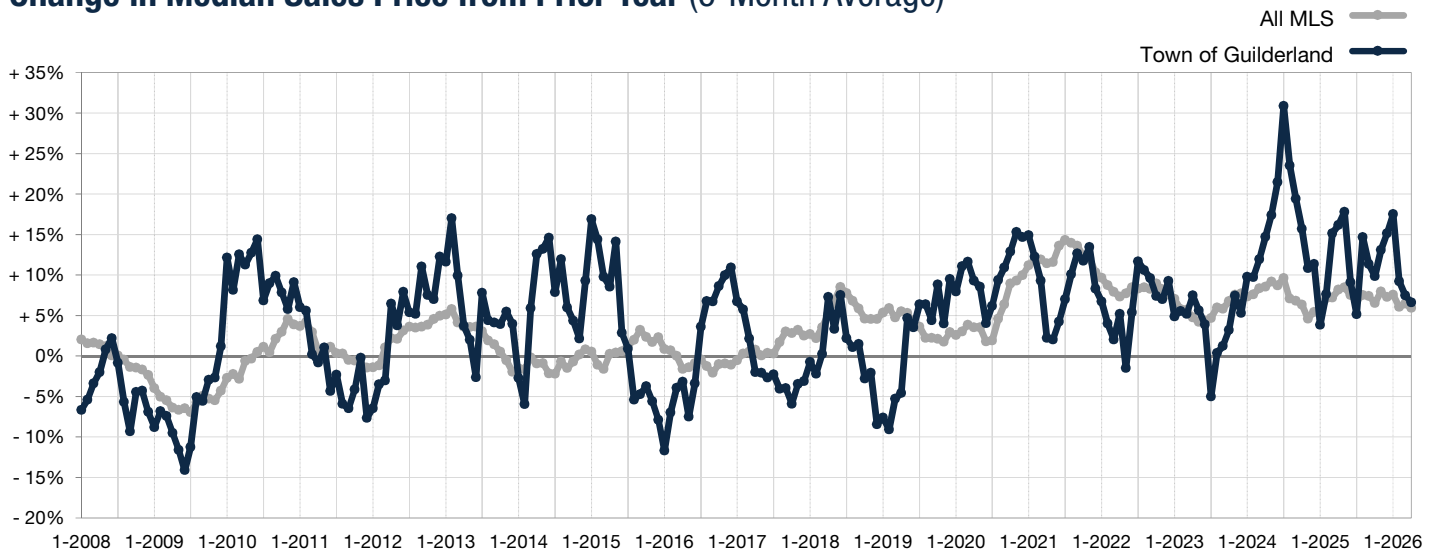


Year to Date

■ 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.