

# Local Market Update – April 2020

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



## Town of Guilderland

**- 64.4%**

Change in  
New Listings

**- 20.8%**

Change in  
Closed Sales

**+ 21.1%**

Change in  
Median Sales Price

	April			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	59	21	- 64.4%	186	137	- 26.3%
Closed Sales	24	19	- 20.8%	93	84	- 9.7%
Median Sales Price*	\$254,350	<b>\$308,000</b>	+ 21.1%	\$257,000	<b>\$252,500</b>	- 1.8%
Percent of Original List Price Received*	97.6%	<b>98.5%</b>	+ 1.0%	95.6%	<b>95.6%</b>	+ 0.0%
Days on Market Until Sale	58	<b>61</b>	+ 4.4%	47	<b>64</b>	+ 37.0%
Inventory of Homes for Sale	129	<b>86</b>	- 33.3%	--	--	--
Months Supply of Inventory	4.2	<b>2.6</b>	- 39.0%	--	--	--

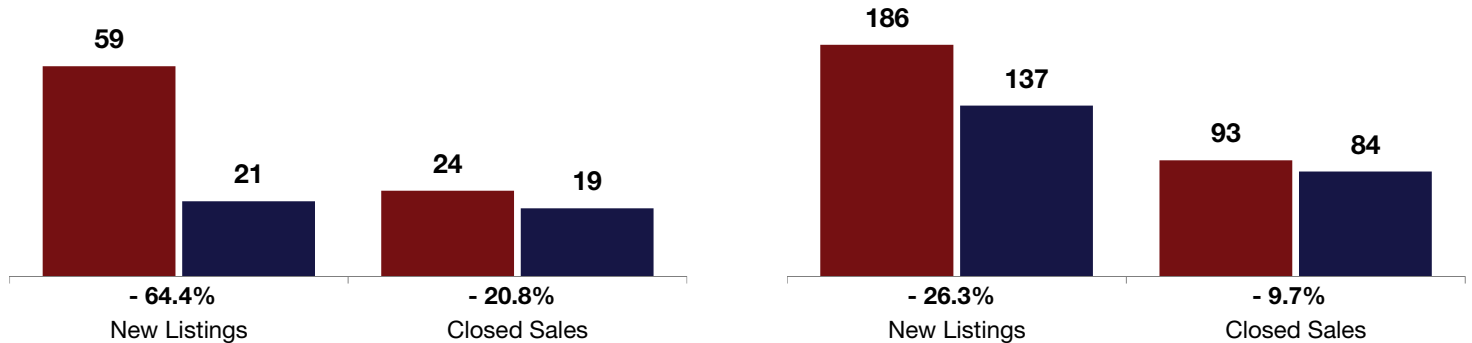
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### April

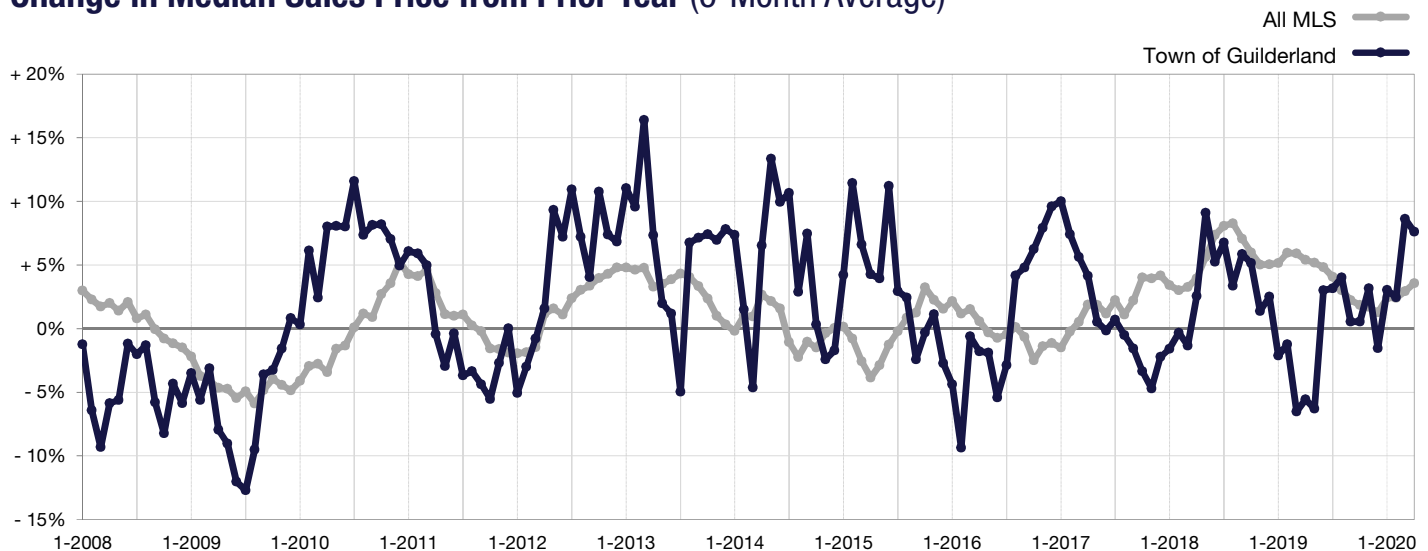
■ 2019 ■ 2020

### Year to Date

■ 2019 ■ 2020



### 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.