

Local Market Update – July 2020

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



Town of Clifton Park

- 13.3%

Change in
New Listings

- 30.7%

Change in
Closed Sales

+ 1.7%

Change in
Median Sales Price

	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
New Listings	113	98	- 13.3%	653	565	- 13.5%
Closed Sales	88	61	- 30.7%	422	318	- 24.6%
Median Sales Price*	\$325,000	\$330,500	+ 1.7%	\$315,000	\$330,000	+ 4.8%
Percent of Original List Price Received*	99.0%	98.2%	- 0.7%	98.7%	98.0%	- 0.7%
Days on Market Until Sale	26	30	+ 13.9%	45	48	+ 6.3%
Inventory of Homes for Sale	233	145	- 37.8%	--	--	--
Months Supply of Inventory	3.9	2.6	- 32.1%	--	--	--

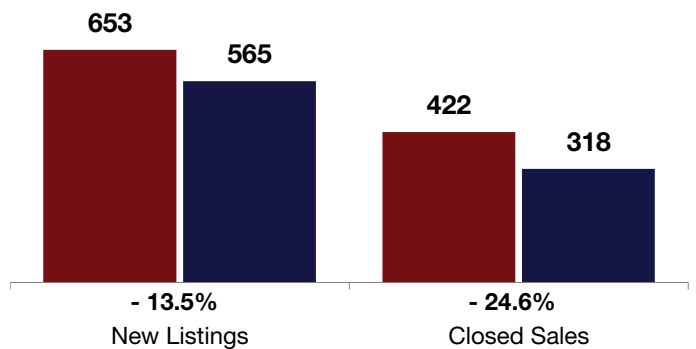
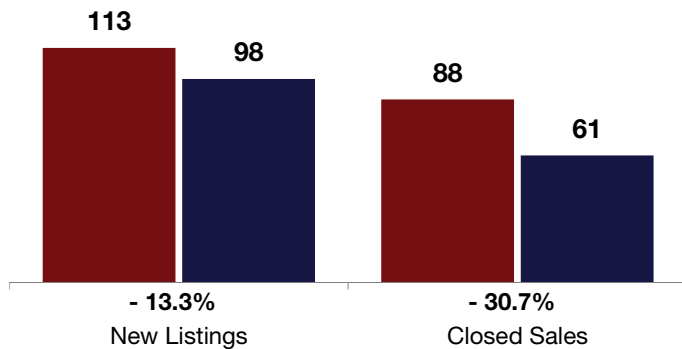
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

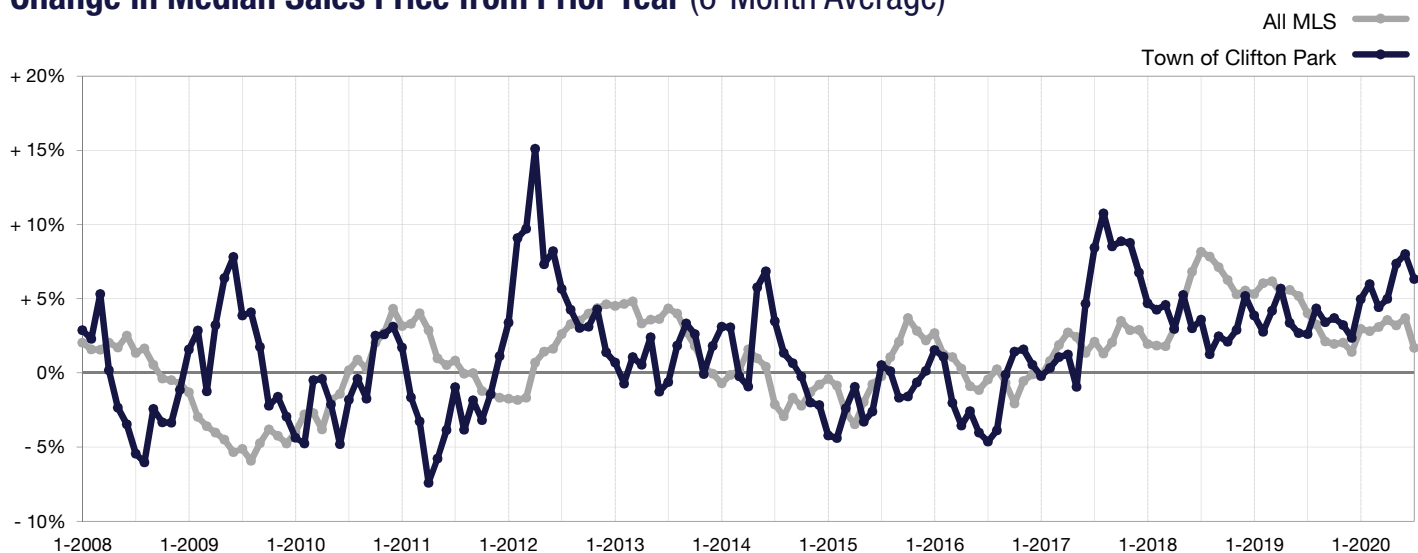
■ 2019 ■ 2020

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.