

Local Market Update – May 2021

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



Town of Clifton Park

+ 82.1%

+ 36.7%

+ 12.8%

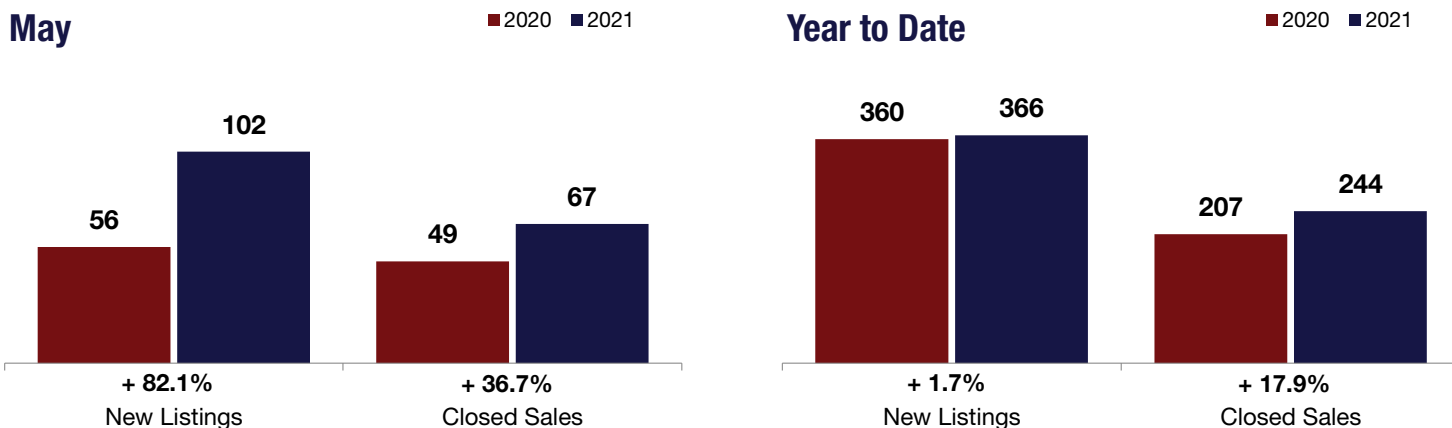
Change in
New Listings

Change in
Closed Sales

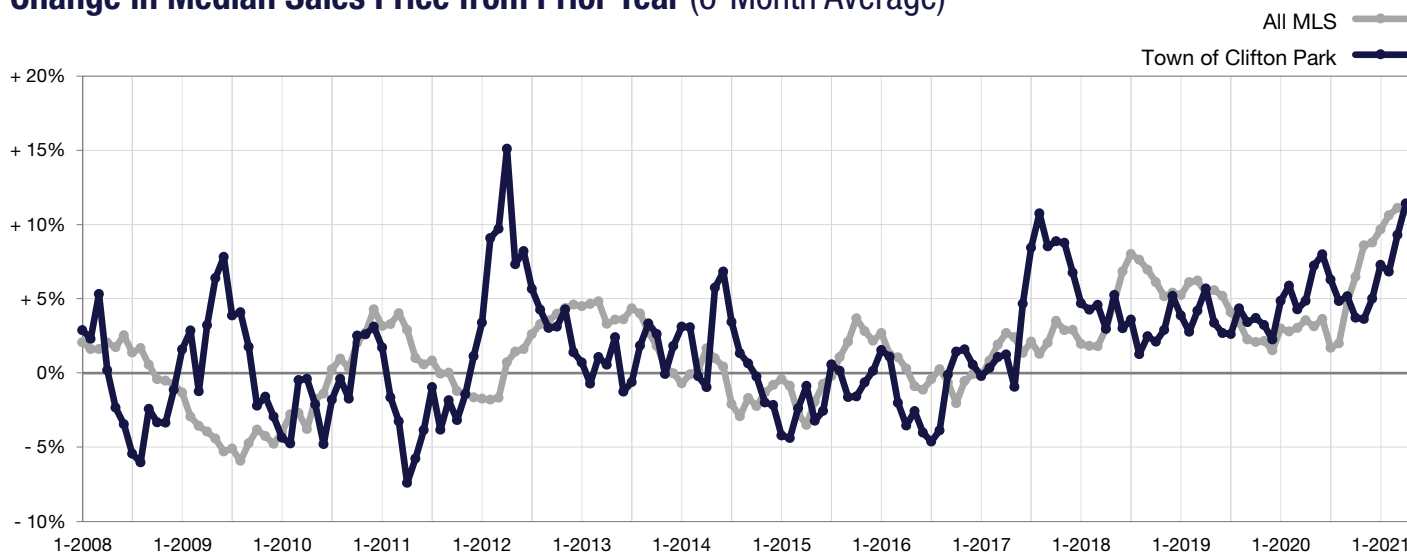
Change in
Median Sales Price

	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	56	102	+ 82.1%	360	366	+ 1.7%
Closed Sales	49	67	+ 36.7%	207	244	+ 17.9%
Median Sales Price*	\$323,500	\$365,000	+ 12.8%	\$329,000	\$357,500	+ 8.7%
Percent of Original List Price Received*	99.4%	103.7%	+ 4.3%	98.0%	101.0%	+ 3.1%
Days on Market Until Sale	46	15	- 66.6%	53	24	- 55.9%
Inventory of Homes for Sale	158	80	- 49.4%	--	--	--
Months Supply of Inventory	3.0	1.2	- 58.9%	--	--	--

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



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.