

Local Market Update – July 2021

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



Town of Clifton Park

- 18.4%

+ 33.3%

+ 10.2%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	98	80	- 18.4%	564	555	- 1.6%
Closed Sales	63	84	+ 33.3%	323	392	+ 21.4%
Median Sales Price*	\$330,500	\$364,250	+ 10.2%	\$330,000	\$360,000	+ 9.1%
Percent of Original List Price Received*	98.4%	103.2%	+ 4.9%	98.1%	101.9%	+ 4.0%
Days on Market Until Sale	29	29	- 1.4%	48	23	- 52.2%
Inventory of Homes for Sale	140	90	- 35.7%	--	--	--
Months Supply of Inventory	2.5	1.4	- 43.2%	--	--	--

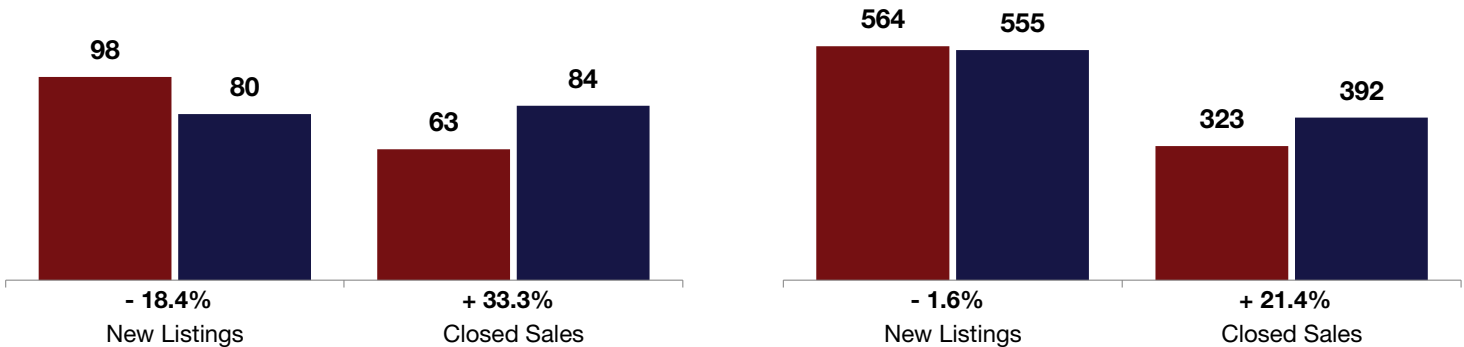
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

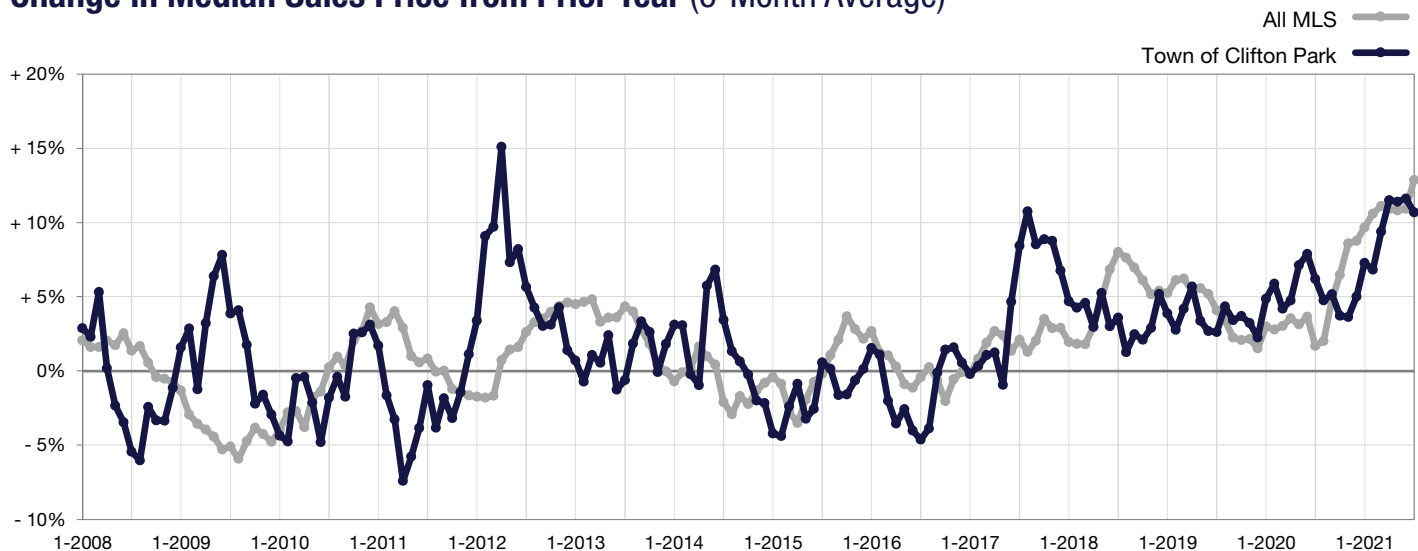
■ 2020 ■ 2021

Year to Date

■ 2020 ■ 2021



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.