

Local Market Update – July 2023

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



Town of Clifton Park

- 16.4%

Change in
New Listings

- 31.0%

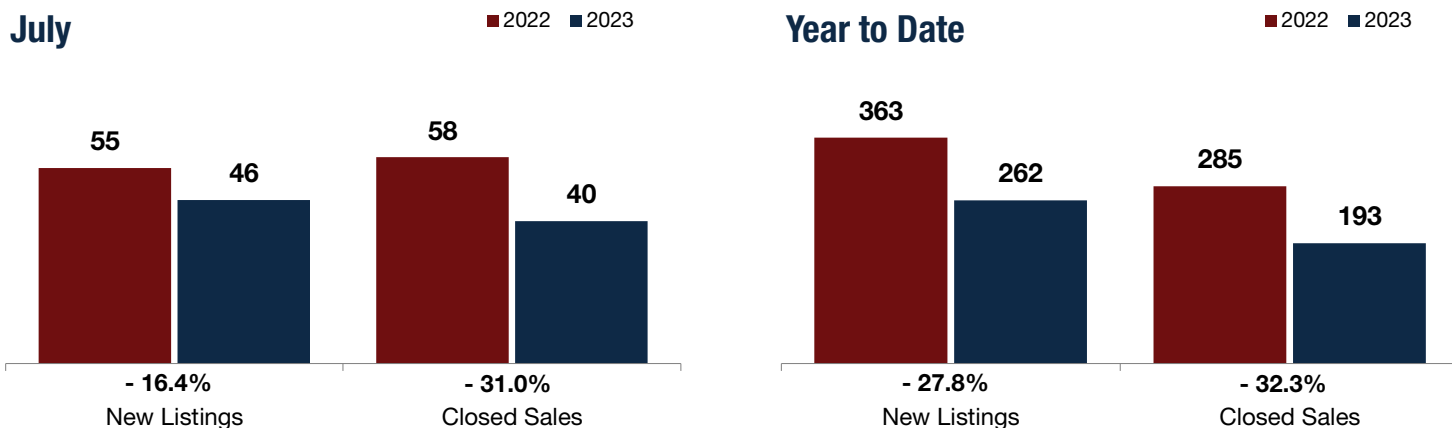
Change in
Closed Sales

+ 21.2%

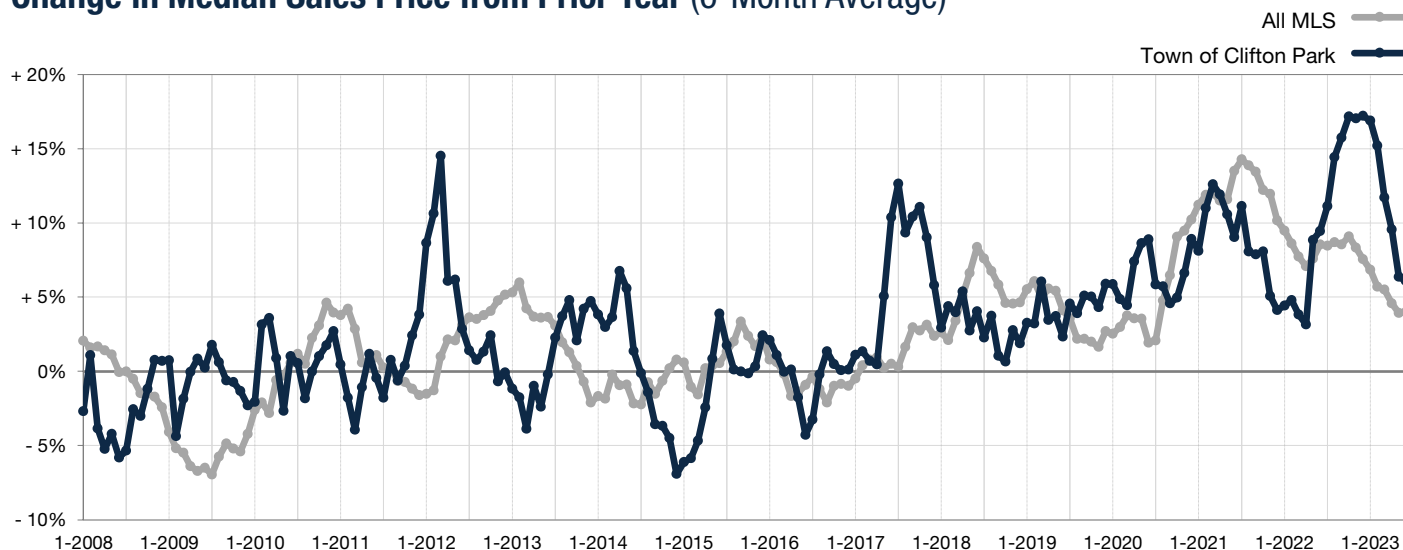
Change in
Median Sales Price

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	55	46	- 16.4%	363	262	- 27.8%
Closed Sales	58	40	- 31.0%	285	193	- 32.3%
Median Sales Price*	\$417,500	\$506,000	+ 21.2%	\$395,940	\$425,000	+ 7.3%
Percent of Original List Price Received*	104.8%	105.4%	+ 0.5%	105.2%	102.8%	- 2.2%
Days on Market Until Sale	13	13	- 1.2%	18	22	+ 26.3%
Inventory of Homes for Sale	62	30	- 51.6%	--	--	--
Months Supply of Inventory	1.4	0.9	- 39.2%	--	--	--

* 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.