

Local Market Update – November 2023

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



Town of Clifton Park

+ 47.8%

- 28.6%

+ 11.1%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
New Listings	23	34	+ 47.8%	514	435	- 15.4%
Closed Sales	42	30	- 28.6%	481	347	- 27.9%
Median Sales Price*	\$375,665	\$417,500	+ 11.1%	\$405,000	\$435,000	+ 7.4%
Percent of Original List Price Received*	102.8%	102.1%	- 0.7%	104.2%	103.2%	- 1.0%
Days on Market Until Sale	19	10	- 46.2%	16	17	+ 8.9%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 41.2%	--	--	--

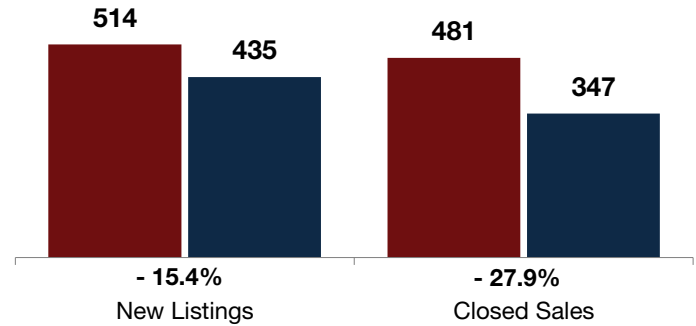
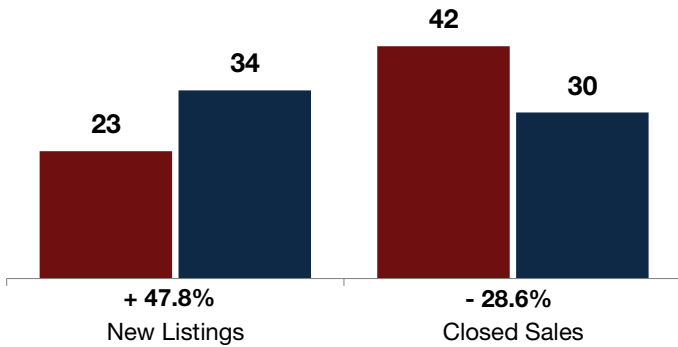
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November

■ 2022 ■ 2023

Year to Date

■ 2022 ■ 2023



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.