

Local Market Update – January 2024

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



Town of Clifton Park

+ 47.6%

Change in
New Listings

+ 40.9%

Change in
Closed Sales

+ 9.6%

Change in
Median Sales Price

	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	21	31	+ 47.6%	21	31	+ 47.6%
Closed Sales	22	31	+ 40.9%	22	31	+ 40.9%
Median Sales Price*	\$378,500	\$415,000	+ 9.6%	\$378,500	\$415,000	+ 9.6%
Percent of Original List Price Received*	99.5%	103.2%	+ 3.7%	99.5%	103.2%	+ 3.7%
Days on Market Until Sale	31	25	- 17.7%	31	25	- 17.7%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 2.1%	--	--	--

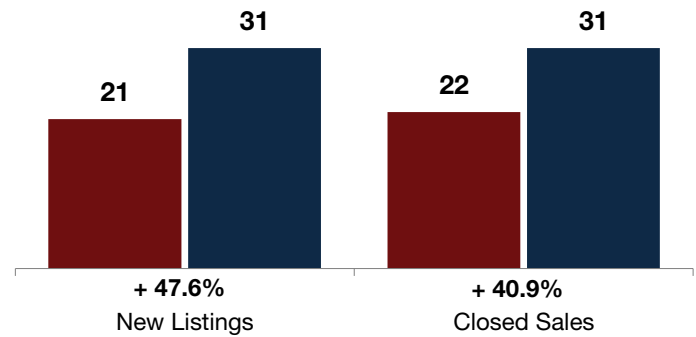
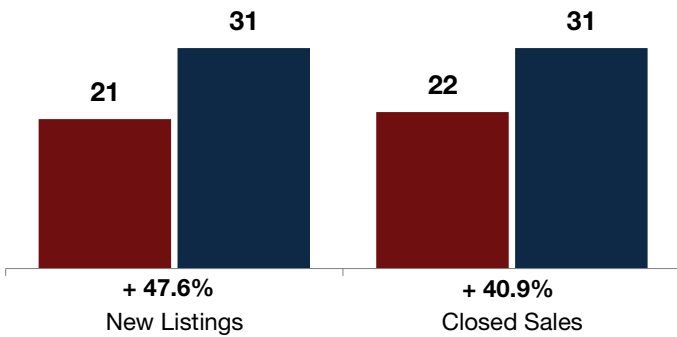
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January

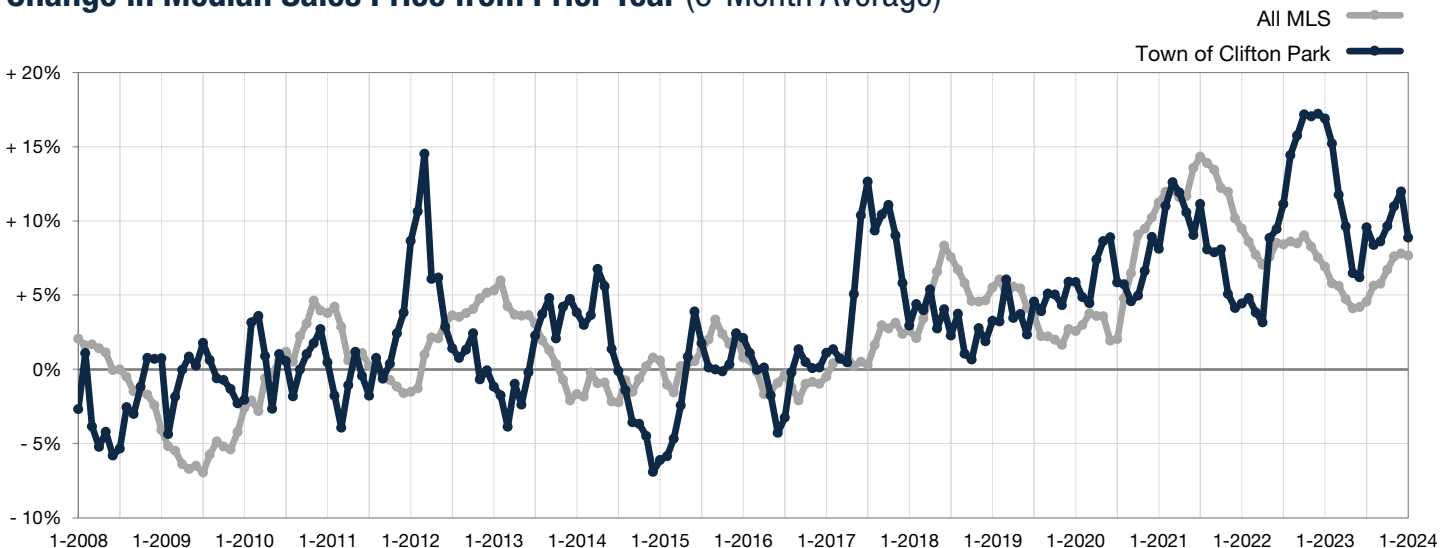
■ 2023 ■ 2024

Year to Date

■ 2023 ■ 2024



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.