

Local Market Update – February 2024

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



Town of Clifton Park

- 16.7%

+ 86.7%

- 5.5%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	24	20	- 16.7%	46	51	+ 10.9%
Closed Sales	15	28	+ 86.7%	37	59	+ 59.5%
Median Sales Price*	\$457,900	\$432,500	- 5.5%	\$389,340	\$420,000	+ 7.9%
Percent of Original List Price Received*	102.3%	101.7%	- 0.6%	100.6%	102.5%	+ 1.9%
Days on Market Until Sale	57	23	- 59.6%	41	24	- 41.5%
Inventory of Homes for Sale	34	37	+ 8.8%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 31.8%	--	--	--

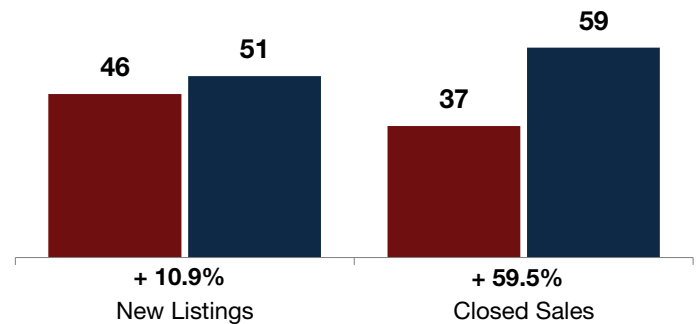
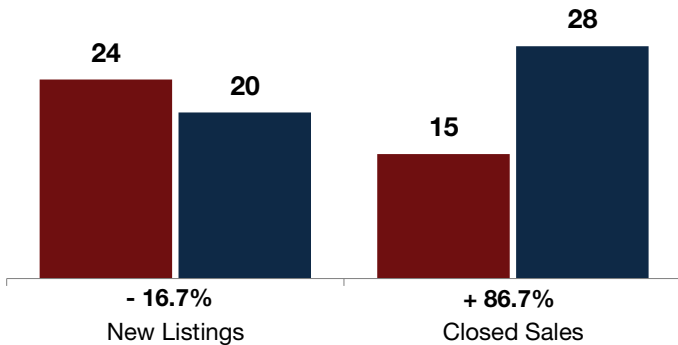
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February

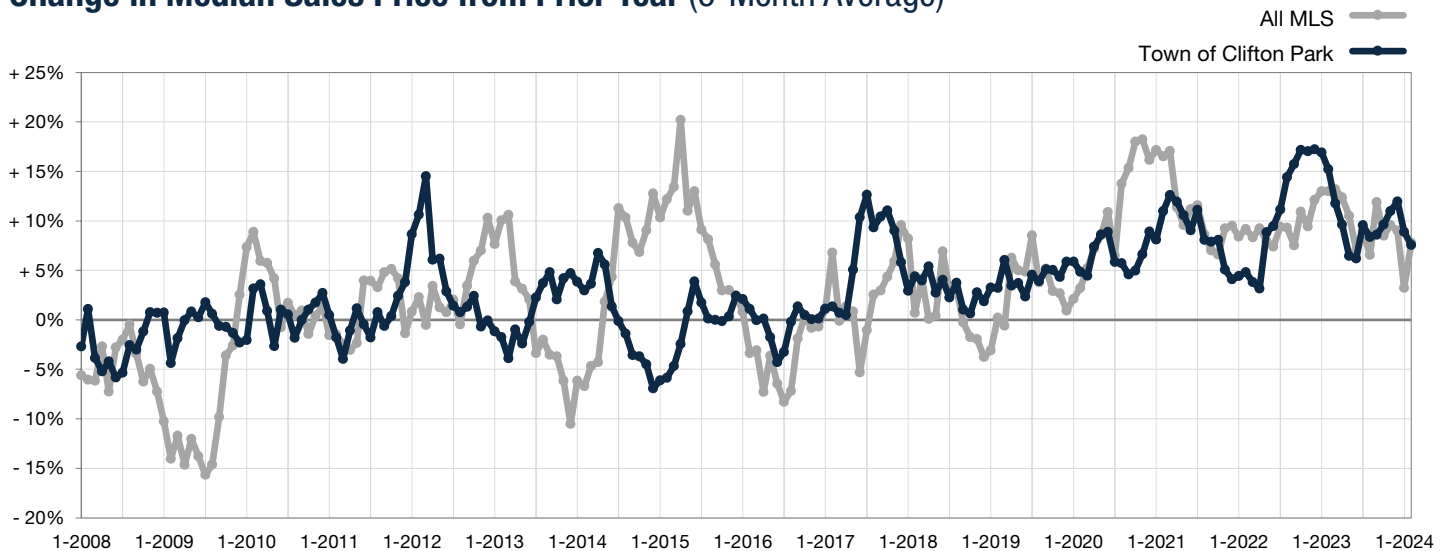
■ 2023 ■ 2024

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.