

Local Market Update – May 2024

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



Town of Clifton Park

+ 5.8%

Change in
New Listings

+ 28.6%

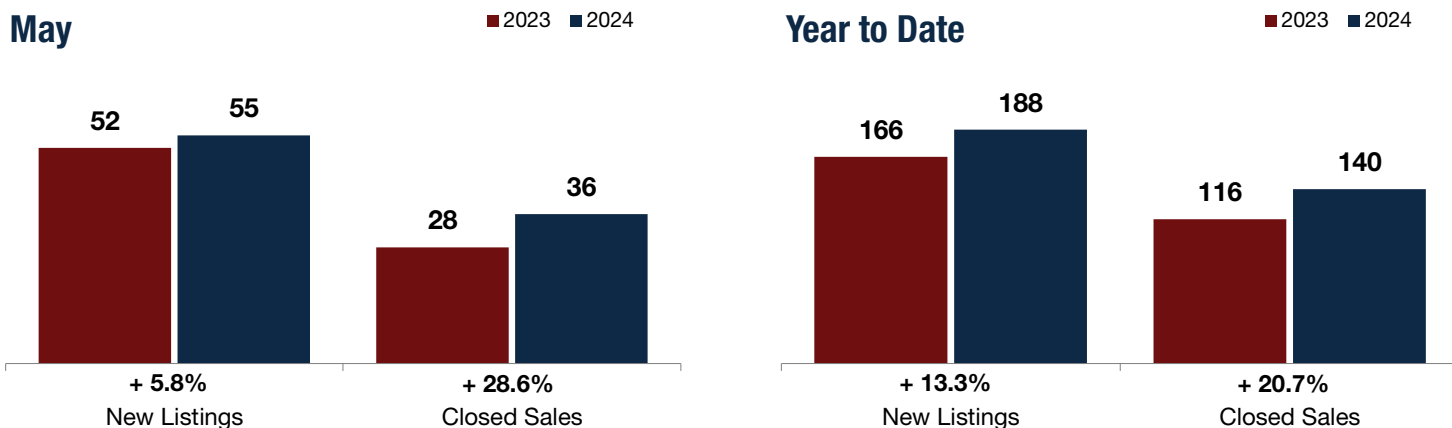
Change in
Closed Sales

+ 11.1%

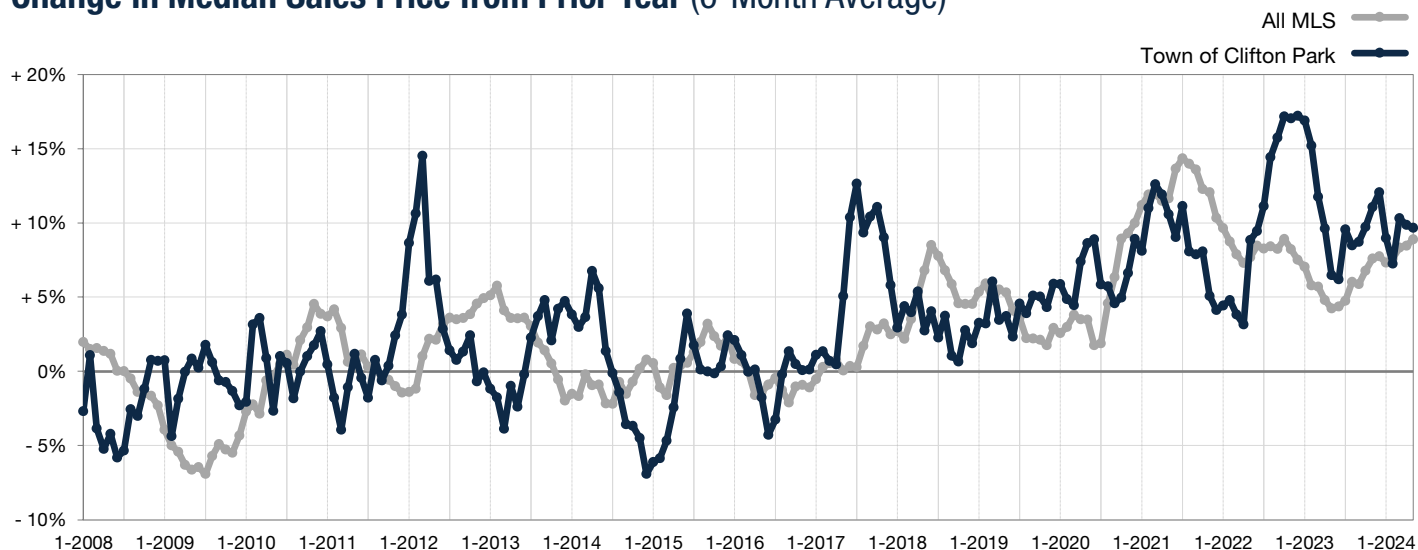
Change in
Median Sales Price

	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	52	55	+ 5.8%	166	188	+ 13.3%
Closed Sales	28	36	+ 28.6%	116	140	+ 20.7%
Median Sales Price*	\$437,500	\$486,000	+ 11.1%	\$398,275	\$440,000	+ 10.5%
Percent of Original List Price Received*	102.9%	106.4%	+ 3.4%	101.9%	104.5%	+ 2.5%
Days on Market Until Sale	17	13	- 25.6%	30	20	- 33.2%
Inventory of Homes for Sale	36	48	+ 33.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 43.0%	--	--	--

* 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.