

Local Market Update – July 2024

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



Town of Clifton Park

0.0%

Change in
New Listings

- 14.3%

Change in
Closed Sales

- 18.4%

Change in
Median Sales Price

	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
New Listings	47	47	0.0%	266	283	+ 6.4%
Closed Sales	42	36	- 14.3%	198	213	+ 7.6%
Median Sales Price*	\$528,500	\$431,250	- 18.4%	\$425,000	\$450,000	+ 5.9%
Percent of Original List Price Received*	106.4%	103.0%	- 3.1%	103.3%	104.4%	+ 1.1%
Days on Market Until Sale	13	19	+ 54.5%	22	18	- 19.8%
Inventory of Homes for Sale	33	43	+ 30.3%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 33.5%	--	--	--

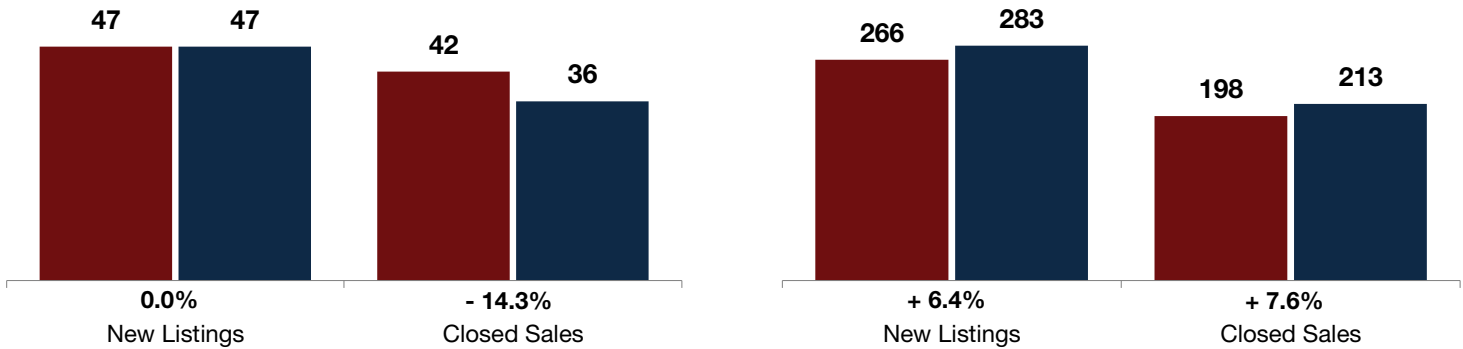
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

July

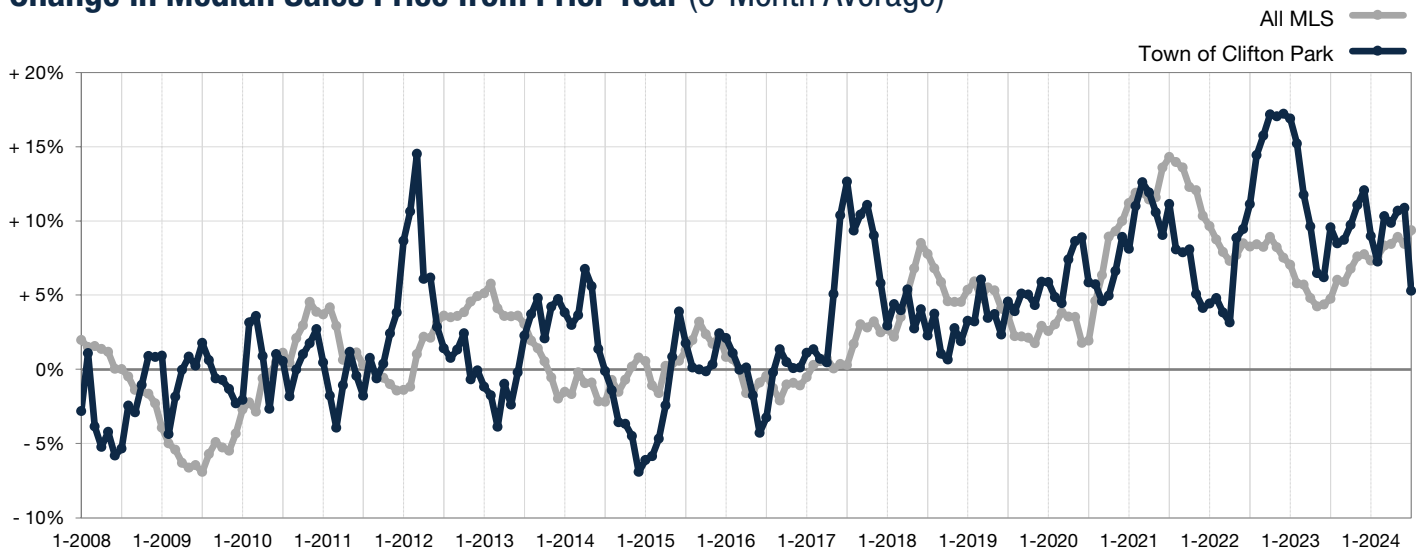
■ 2023 ■ 2024

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.